

55-CH

FARRINGTON EC1

55 CHARTERHOUSE ST

2,331-8,717 SQ FT AVAILABLE



Offices
To Let
020 7384 6963

55

57

55

57-51

beduin

THE LONDON SECURITY

THE BUILDING

Discover two brand-new, fully fitted office floors in the vibrant heart of Farringdon. Spanning the 2nd and 3rd floors, this exceptional workspace offers a combined 6,386 sq ft of high-quality accommodation designed for modern, agile teams.

Complementing the main building, the standalone Paddock Suite provides an additional 2,331 sq ft of fully fitted space. Accessed through a charming courtyard, visible from the upper floors, it delivers a sense of privacy and character rarely found in central London.

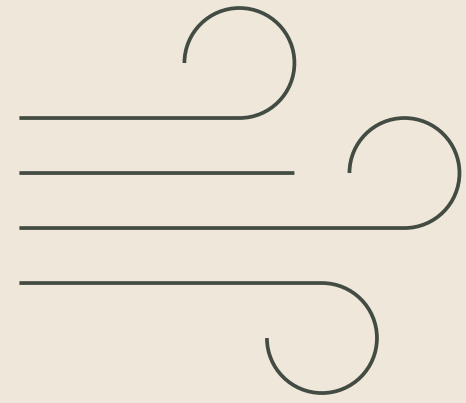
The property has been thoughtfully designed with occupier wellbeing and convenience in mind. Features include dedicated bike storage, a passenger lift, generous ceiling heights and beautifully preserved original architectural details.

Positioned beside the iconic Smithfield Market and just moments from Farringdon Station, the building places you at the centre of one of London's most dynamic and well-connected neighbourhoods—perfectly suited for businesses looking to inspire, attract and thrive.



AMENITIES

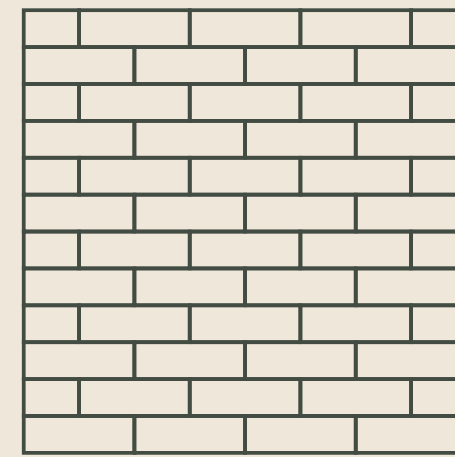
Designed with the needs of the modern occupier in mind, the building is undergoing a carefully considered programme of enhancements that blend contemporary comfort with its historic character.



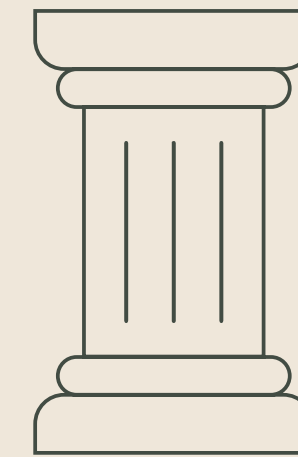
NEW AIR CONDITIONING



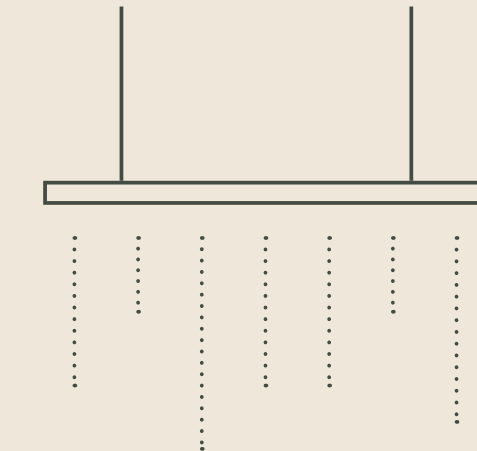
DOUBLE GLAZING



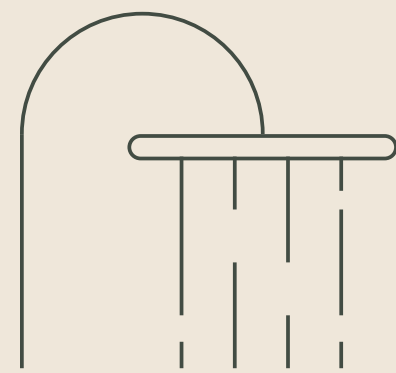
EXPOSED BRICKWORK
ON THE 3RD FLOOR



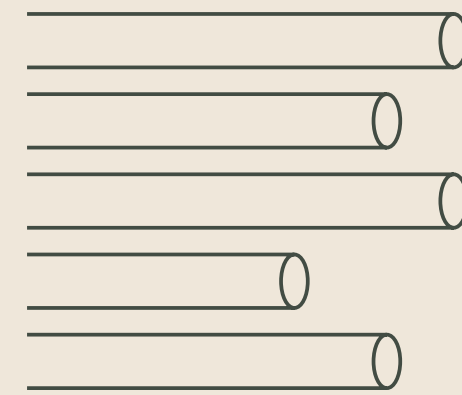
CAST IRON COLUMNS



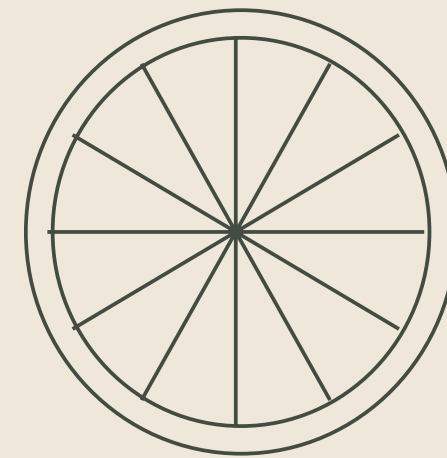
MODERN SUSPENDED
LINEAR LIGHTING



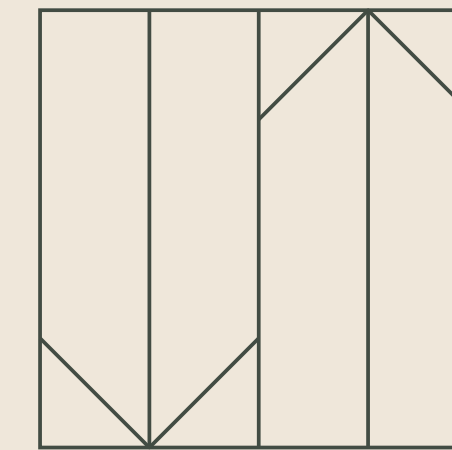
NEW WCs AND SHOWERS



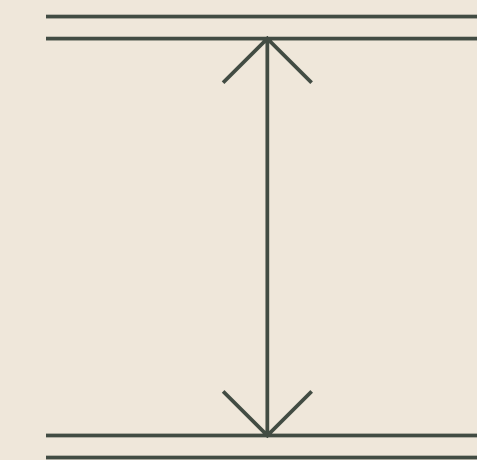
FULLY FITTED WITH
CABLING



BIKE STORAGE



PASSENGER LIFT



HIGH CEILINGS

THE NEIGHBOURHOOD

Alive with standout food and drink, high-quality hotels, energising gyms and exceptional transport links, Farringdon has evolved into one of London's most sought-after business districts. Global and homegrown names including Snap, LinkedIn, VaynerMedia, Julius Baer and Sainsbury's have already made it their base.



Smithfield Market



Farringdon Station

THE NEIGHBOURHOOD



Smithfield Market



Fox & Anchor



St John



THE NEIGHBOURHOOD

Food & Drink

- | | |
|-------------------------|----------------------------|
| 1. Pret A Manger | 14. Caravan |
| 2. Sessions Art Club | 15. Coin Laundry |
| 3. The Eagle | 16. Morchella |
| 4. The Sekforde | 17. Pizza Pilgrims |
| 5. The Three Kings | 18. Brutto |
| 6. Compton Coffee | 19. St John |
| 7. The Slaughtered Lamb | 20. The Exmouth Arms |
| 8. Breddos Tacos | 21. Bourne & Hollingsworth |
| 9. FARE | 22. Moro |
| 10. Luca | 23. Quality Chophouse |
| 11. Vinoteca | 24. Clerkenwell Kiosk |
| 12. Le Cafe Du Marche | 25. Smiths of Smithfield |
| 13. Morito | |

Hotels

- The Zetter Townhouse
- Yotel
- Marables
- Hub by Premier Inn
- Malmaison
- Ruby Stella
- The Rookery

Markets

- Leather Lane Market
- Exmouth Market

CONNECTED



FARRINGDON

5 minutes walk



BARBICAN

6 minutes walk



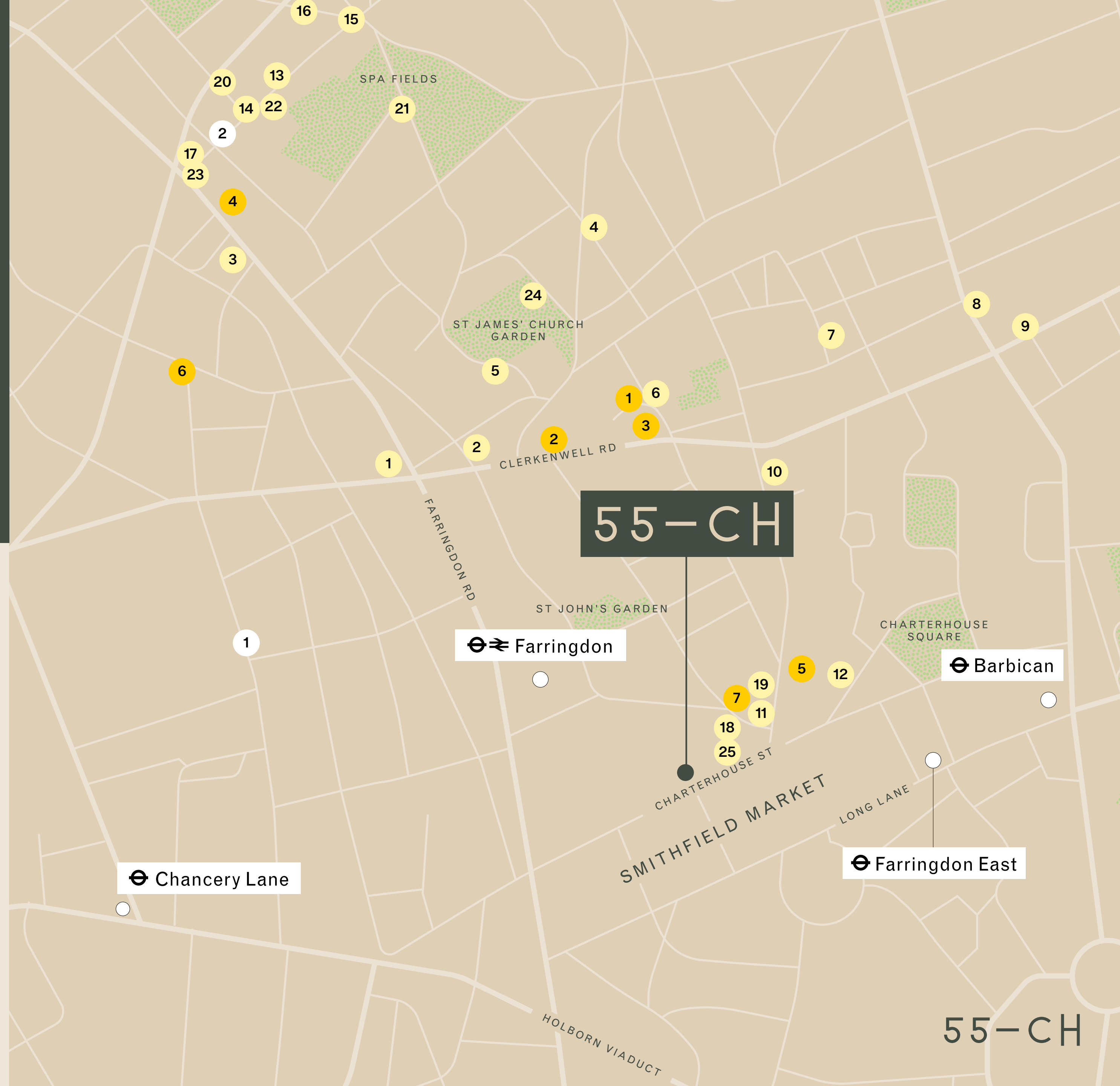
FARRINGDON
EAST

5 minutes walk



CHANCERY
LANE

8 minutes walk



AVAILABILITY

Floor	Sq Ft	Sq M
Third	3,397	316
Second	2,989	278
The Paddock Suite	2,331	217
Total	8,717	811

Proposed floor areas are for guidance purposes only and will be newly measured post completion of the building works, therefore may be subject to change.



THIRD FLOOR

3,397 Sq Ft 316 Sq M

● Office ● Meeting Room ● WCs ● Lobby ● Break Out Space



30	Desks
1	9 Person Meeting Room
1	6 Person Meeting Room
1	Welcome Area
1	Kitchenette
5	WC's
1	6 Person Collaboration Table
1	Executive Office
3	Hot Desks
2	4 Person Booth Seating
2	Phone Booths



PROPOSED THIRD FLOOR



PROPOSED THIRD FLOOR



PROPOSED THIRD FLOOR



SECOND FLOOR

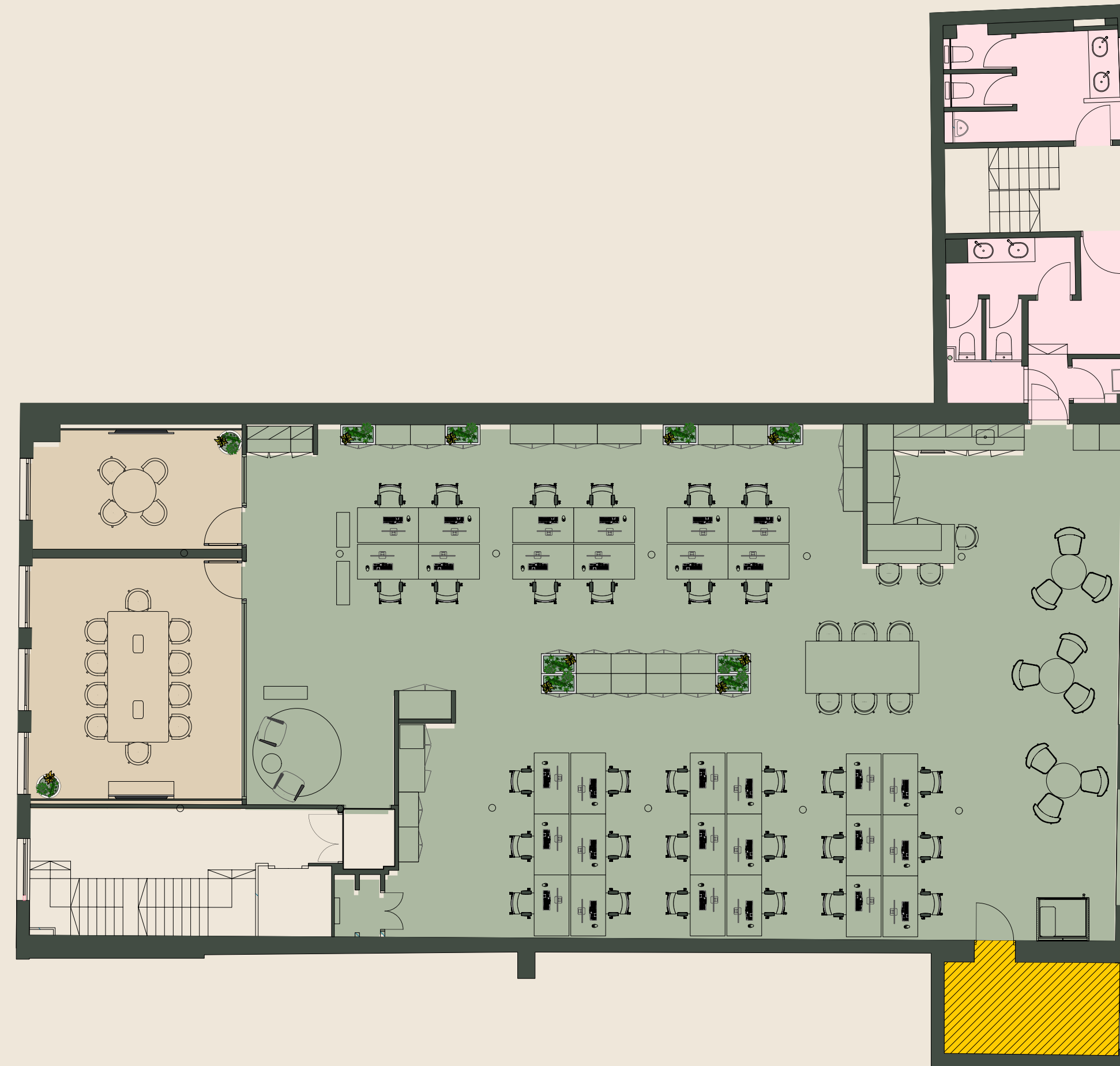
2,989 Sq Ft 278 Sq M

● Office ● Meeting Room ● WCs ● Lobby ● Plant Room



30	Desks
1	4 Person Meeting Room
1	10 Person Meeting Room
1	6 Person Collaboration Table
1	Kitchenette
1	Breakout Space
1	Phone Booth
1	Welcome Area
5	WC's

CHARTERHOUSE STREET



PROPOSED SECOND FLOOR



PROPOSED SECOND FLOOR



PROPOSED SECOND FLOOR



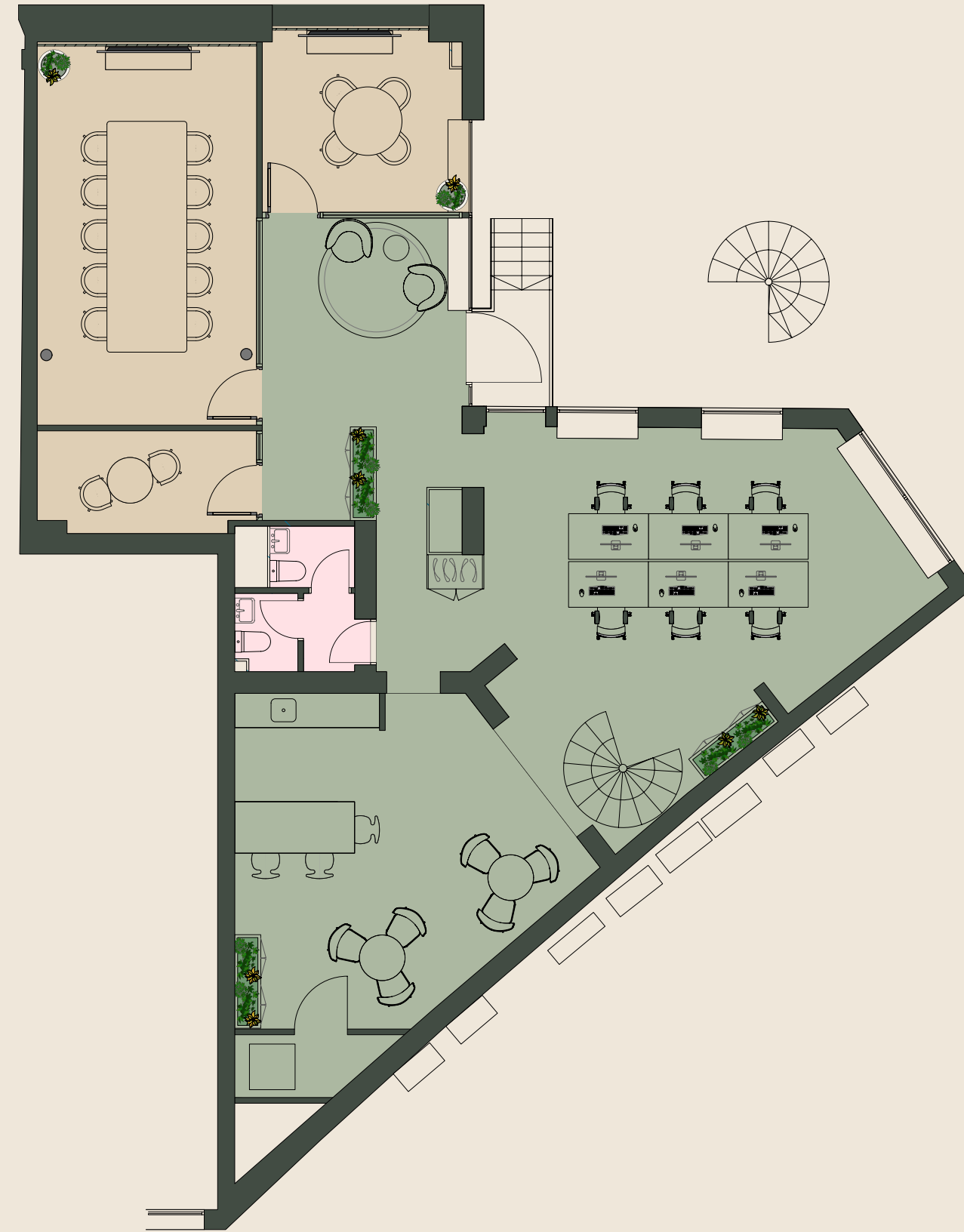
THE PADDOCK SUITE

2,331 Sq Ft 217 Sq M

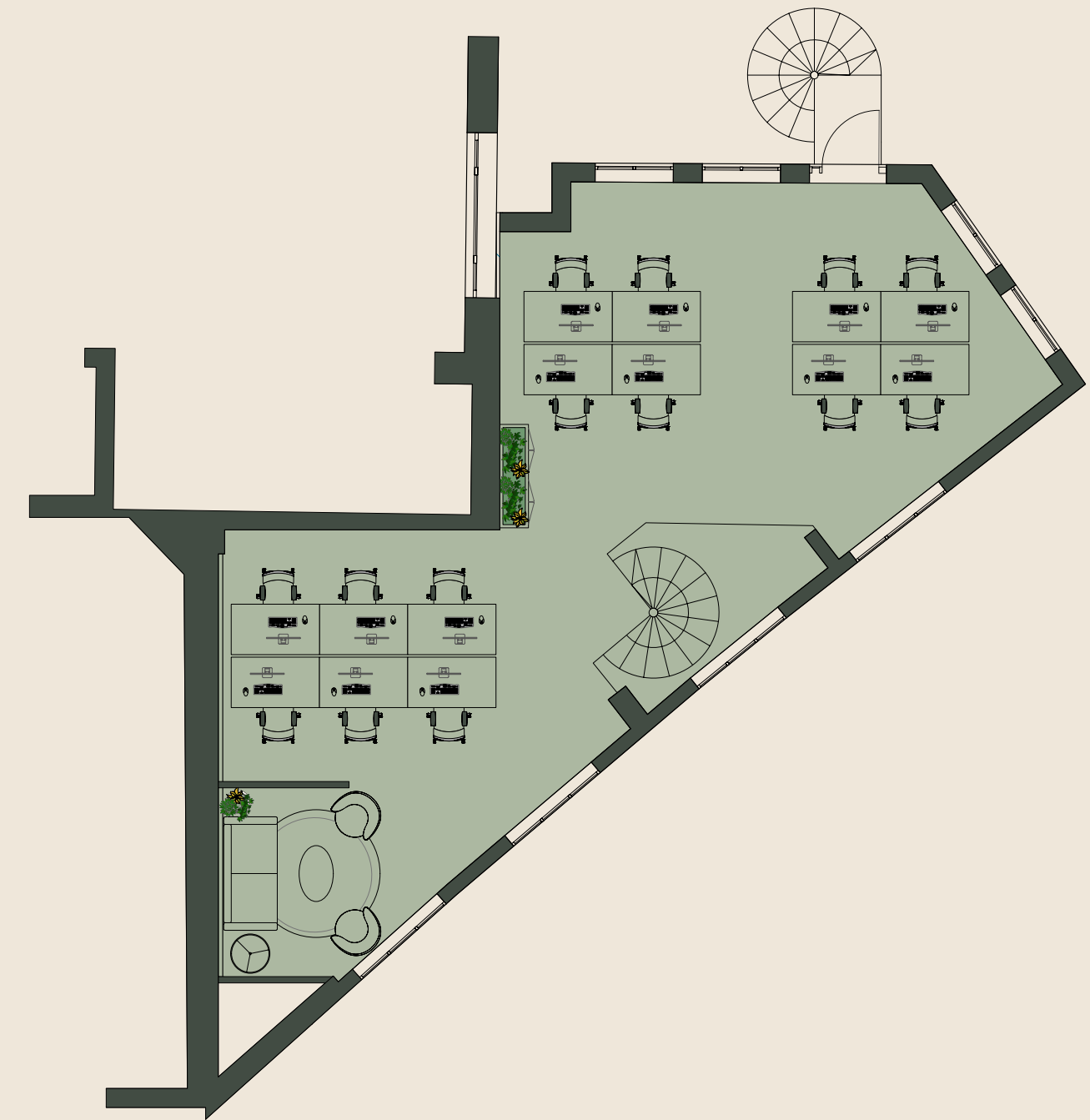
● Office ● Meeting Room ● WCs



20	Desks
1	4 Person Meeting Room
1	10 Person Meeting Room
2	WC's
1	2 Person Meeting Room
2	Soft Seating Areas
1	Kitchenette



GROUND



FIRST

CONTACT

For more information or to arrange a viewing,
please contact Compton on +44 (0) 20 7101 2020



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TERMS

New full repairing & insuring lease(s)
available direct from the freeholder for
a term by arrangement.

DELIVERY DATE

Anticipated practical completion of works is
scheduled for March 2026, however this not to
relied upon and may be subject to change.

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A DEVELOPMENT BY
The logo for BNF Morgan Real Estate, featuring the letters "BNF" in a stylized, bold font followed by "MORGAN REAL ESTATE" in a smaller, sans-serif font.

