

8-10 BACK HILL / FARRINGDON EC1R 5EN

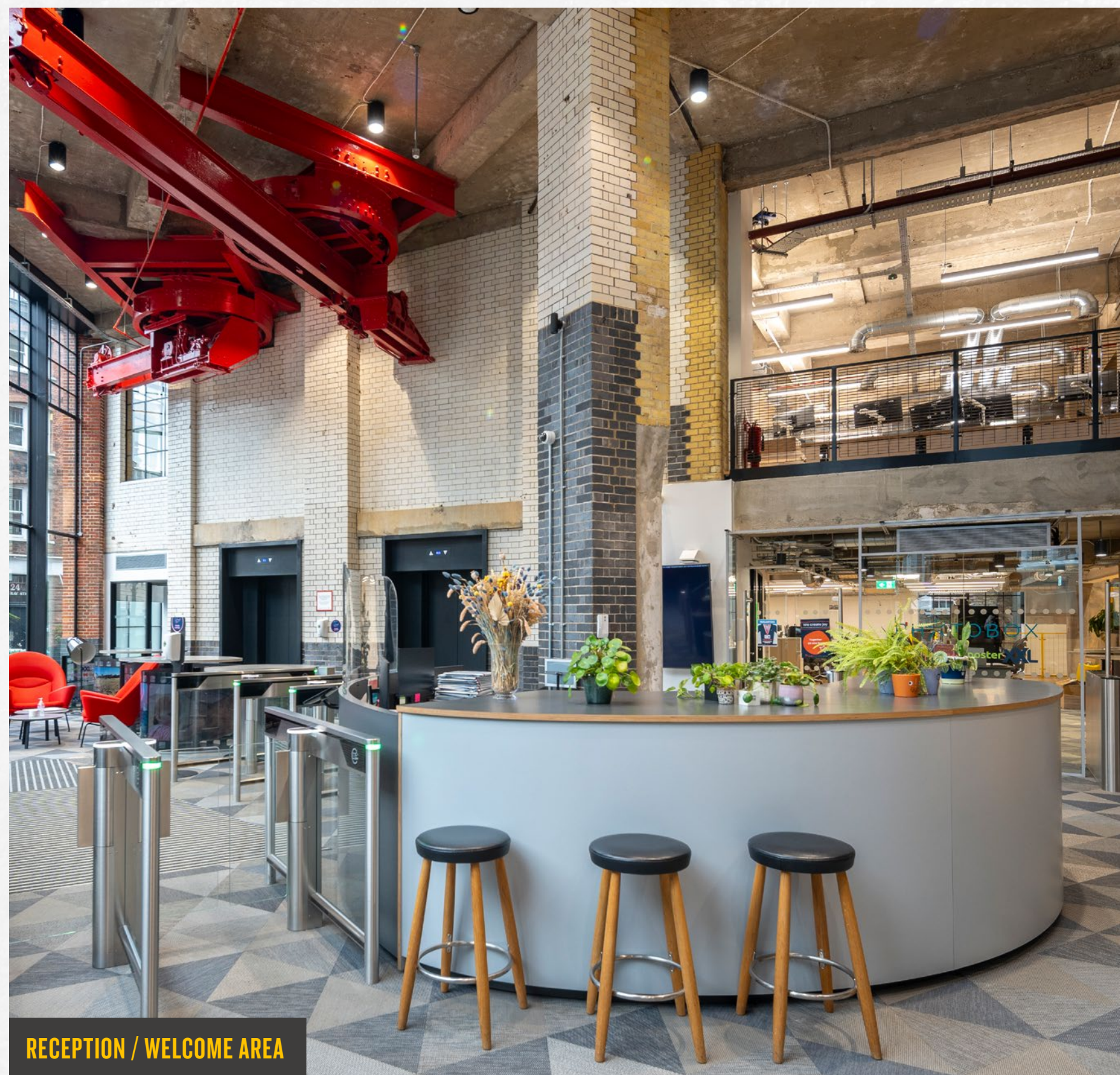


HERBAL HOUSE

**HIGH QUALITY FULLY FITTED
STUNNING WORKSPACE**



ICONIC FARRINGDON LANDMARK



RECEPTION / WELCOME AREA



GROUND & UPPER GROUND FLOORS



HERBAL HOUSE - THE BUILDING



**BESPOKE
INDUSTRIAL
FINISHES**



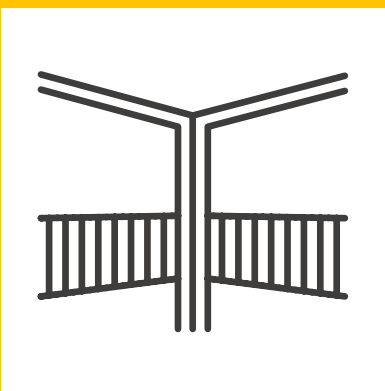
**PRIME
FARRINGDON
LOCATION**

**HERBAL HOUSE CELEBRATES ITS
INDUSTRIAL PAST, WITH CREATIVE AND
CONTEMPORARY WORKSPACE FOR TODAY.**

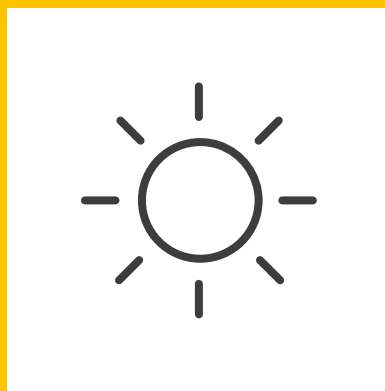
Originally built in 1928 to house the Daily Mirror Printworks, Herbal House now provides premium industrial-style, fully fitted offices – with 17,254 sq ft currently available on the ground and upper ground floors.

INDUSTRIAL STYLE WITH CHARACTER

SUMMARY SPECIFICATION



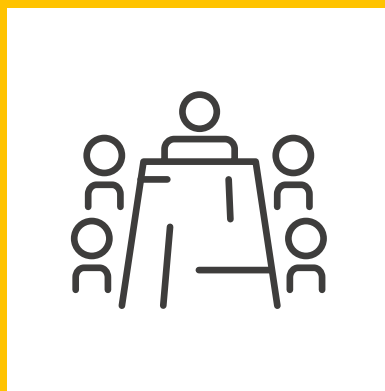
LARGE CENTRAL
FEATURE ATRIUM



SUPERB NATURAL
LIGHT THROUGHOUT



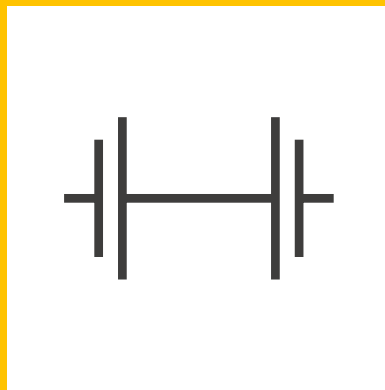
EXTENSIVE COMMUNAL
BREAKOUT AREAS



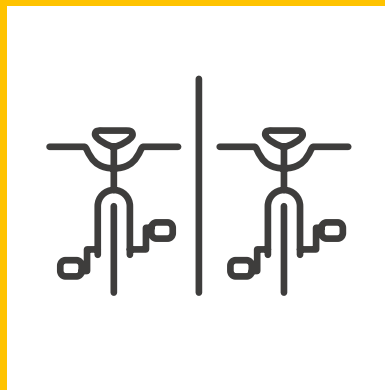
MEETING ROOMS
AT BASEMENT LEVEL



MANNED RECEPTION
& SECURITY



GYM



BIKE STORAGE
& LOCKERS



SHOWER &
CHANGING FACILITIES



OPEN-PLAN SPACE TO CREATE



GROUND & UPPER GROUND FLOORS



UPPER GROUND FLOOR OFFICE



UPPER GROUND FLOOR BOARDROOM

THE UNIQUE SPACE AT HERBAL HOUSE ON GROUND AND UPPER GROUND LEVELS CATER FOR COLLABORATIVE OPEN-PLAN WORKING.

The basement level features a large shared communal space for town halls, a variety of break out areas, extra meeting rooms, a gym and a large kitchen.

The end of journey facilities are well appointed and provide easy access for the morning commute.

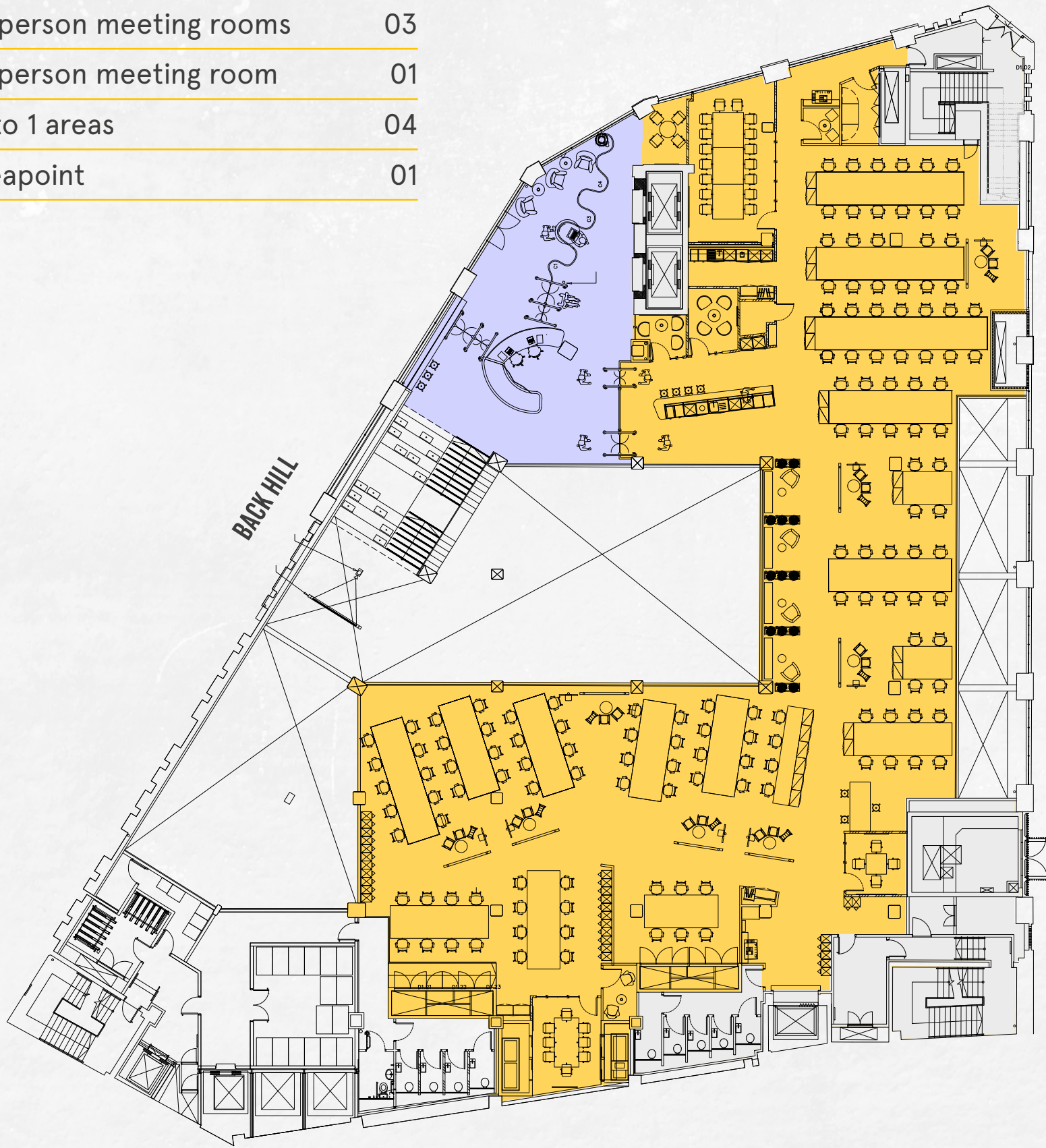
A UNIQUE WORKSPACE

Floor	Sq Ft	Sq M
Upper Ground	7,233	672
Ground	8,600	799
Lower Ground - LET		
Shared Communal Space		
Shared Ground Floor Reception	(1,400)	(130)
Shared Basement Breakout Space	(6,544)	(1,231)

 Floor plans not to scale.
For indicative purposes only.

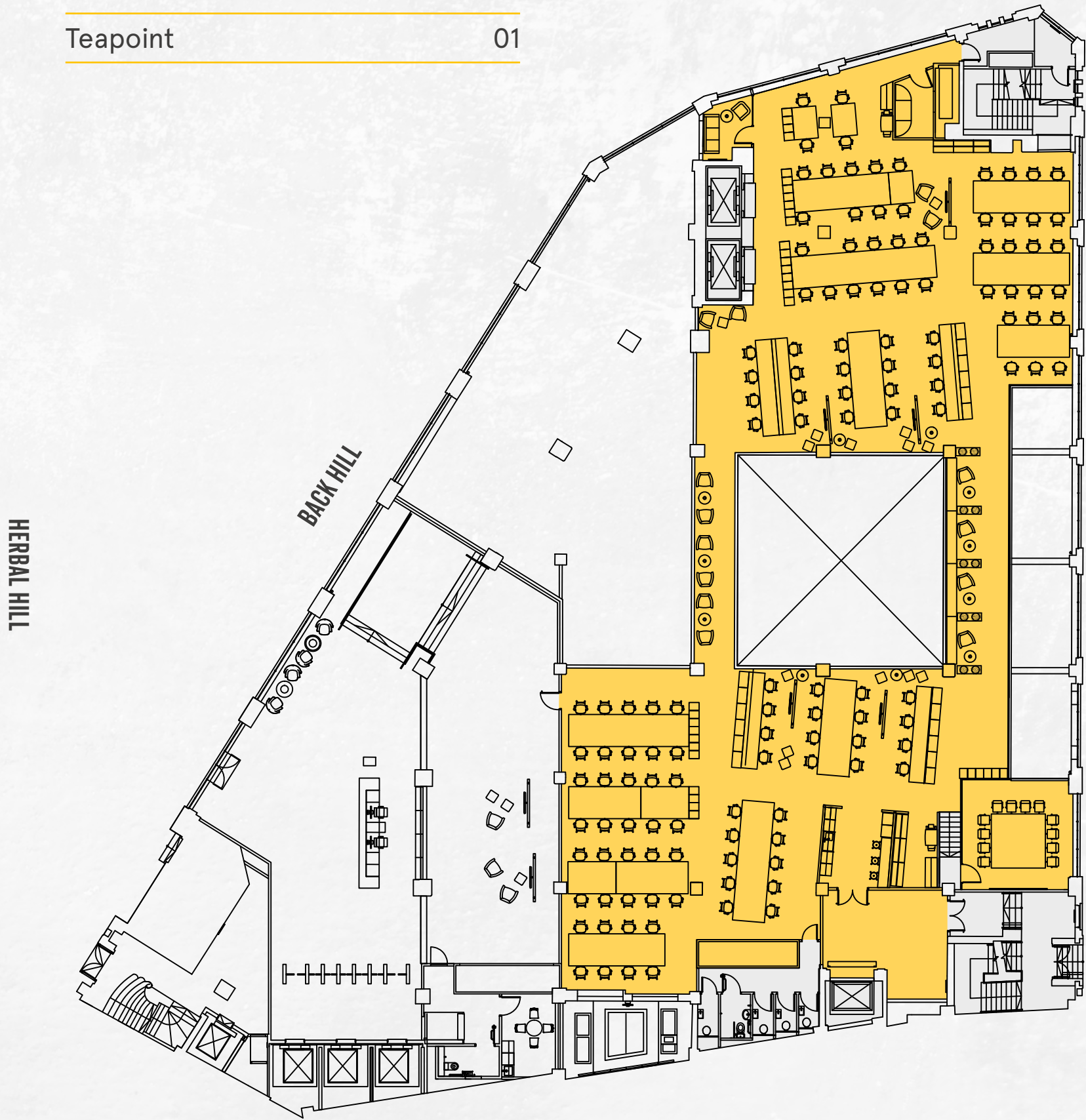
GROUND FLOOR 8,600 SQ FT / 799 SQ M

Workstations	140
16 person boardroom	01
8 person meeting room	01
4 person meeting rooms	02
3 person meeting rooms	03
2 person meeting room	01
1 to 1 areas	04
Teapoint	01

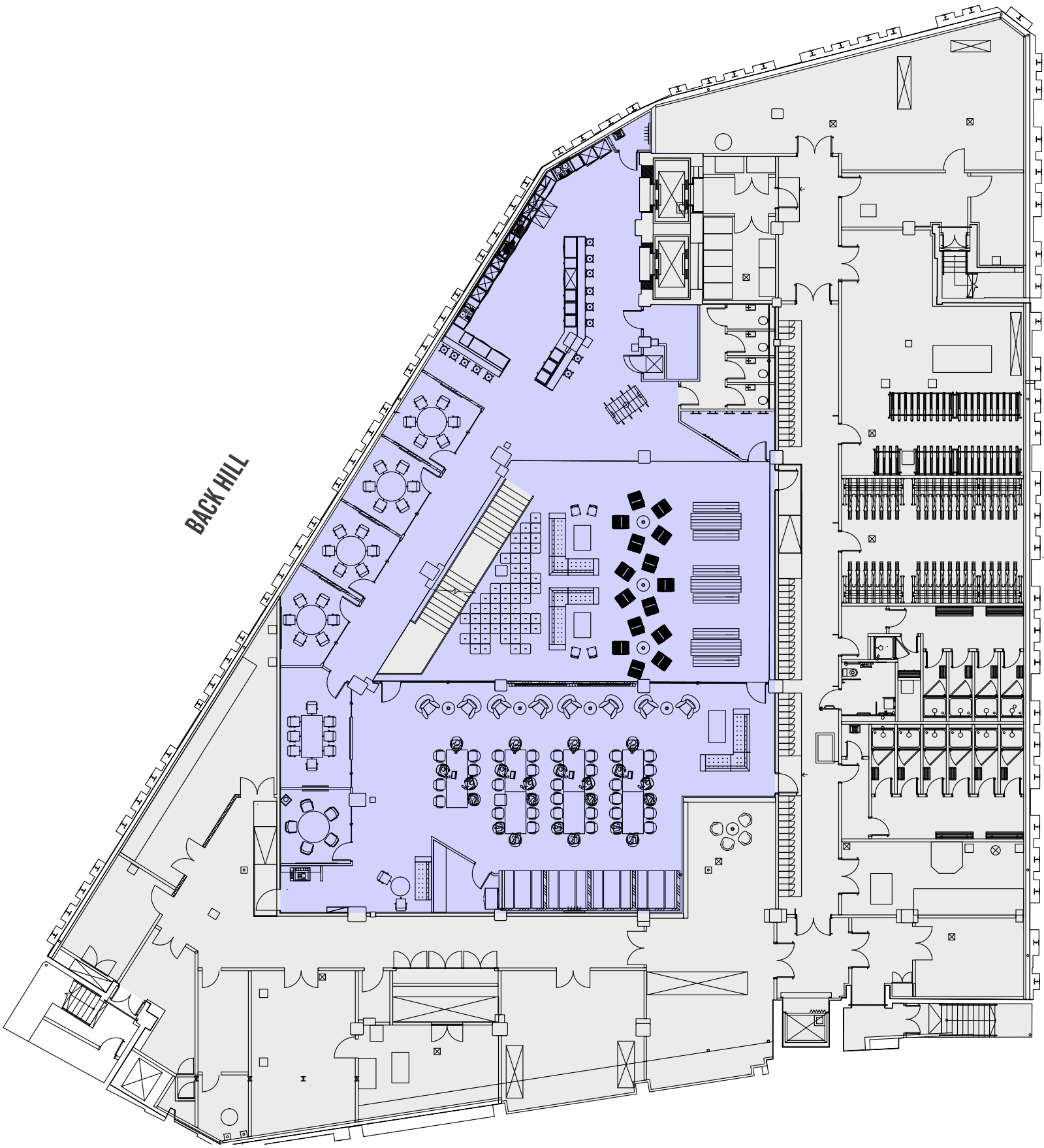


UPPER GROUND FLOOR 7,233 SQ FT / 672 SQ M

Workstations	120
12 person boardroom	01
4 person meeting room	01
1 to 1 areas	04
Teapoint	01



BASEMENT - SHARED COMMUNAL BREAKOUT SPACE
6,544 SQ FT / 1,231 SQ M



 Floor plans not to scale.
For indicative purposes only.

 Shared Basement Breakout Space  Core



COMMUNAL BREAKOUT SPACE



COMMUNAL BASEMENT LEVEL

AN ABUNDANCE OF AMENITY



AN EXCITING FARRINGDON LOCATION WITH A DIVERSE RANGE OF LIFESTYLE AND CULTURAL AMENITIES.

Herbal House is situated on Back Hill and sits amongst an eclectic selection of bars, cafés and restaurants.

Farringdon Station is a short walk away, with Chancery Lane and City Thameslink Stations also nearby, providing easy access to Underground, National Rail and Elizabeth Line services.



LOCAL OCCUPIERS

1. Adidas
2. Airbnb
3. LinkedIn
4. Saatchi & Saatchi
5. Vitra
6. Unilever Plc
7. Depop
8. Tiktok
9. Snapchat
10. Deloitte Digital

CONNECTIVITY

05



FARRINGDON

07



CHANCERY LANE

10



CITY THAMESLINK

Walk times from the building in minutes. Source: TfL



FURTHER INFORMATION

Terms

Upon application.

Viewings

Strictly through the sole letting agents:

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