



Office To Let

## 20 Kirby Street

London, EC1N 8TS

A 25,165 sq ft contemporary workspace reimagined, blending cool technology with industrial chic.

1,808 to 25,165 sq ft (167.97 to 2,337.91 sq m)

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**AVISON  
YOUNG**

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## Summary

Available Size	1,808 to 25,165 sq ft / 167.97 to 2,337.91 sq m
Rent	Rent on application
Rates Payable	£27.50 per sq ft (24/25 estimate)
Service Charge	£16.44 per sq ft (current estimate)
EPC	B

## Description

A 25,165 sq ft contemporary workspace reimagined for financial, professional and creative thinkers. Set across lower ground, ground and five upper floors, it blends cool technology with industrial chic.

## Location

The building is located on Kirby Street, St. Cross Street and Saffron Hill within the heart of Farringdon. Farringdon is less than a 4 minute walk away with several transport links (circle, hammersmith, metropolitan with the Thameslink commuter rail line), and the Elizabeth line.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th - (Terrace)	3,973	369.10	Coming Soon
4th	4,088	379.79	Coming Soon
3rd	4,085	379.51	Coming Soon
2nd	4,085	379.51	Coming Soon
1st	4,230	392.98	Coming Soon
Ground	2,896	269.05	Coming Soon
Lower Ground	1,808	167.97	Coming Soon
<b>Total</b>	<b>25,165</b>	<b>2,337.91</b>	

## Specification

Comprehensively refurbished building  
Central location in Farringdon  
Terrace on the 5th floors  
Fantastic natural light across all elevations  
Best in class end of trip facilities  
2.8m+ Floor to ceiling heights  
Building management app  
100% Electric  
Raised floor and exposed services  
2 x 13 person passenger lifts

## Viewings

Strictly through joint sole letting agents

## Terms

By arrangement direct with the Landlord



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