

Compton

*For Rent*  
**38 Northampton Road  
Farringdon EC1**



Rarely available, self-contained HQ building with stunning architectural features and 2x private terraces!

**For Rent**

38 Northampton Road  
Farringdon EC1R

**Size**

16,487 Ft<sup>2</sup>

**Rent**

£69.50 per sq ft

**Fitout**

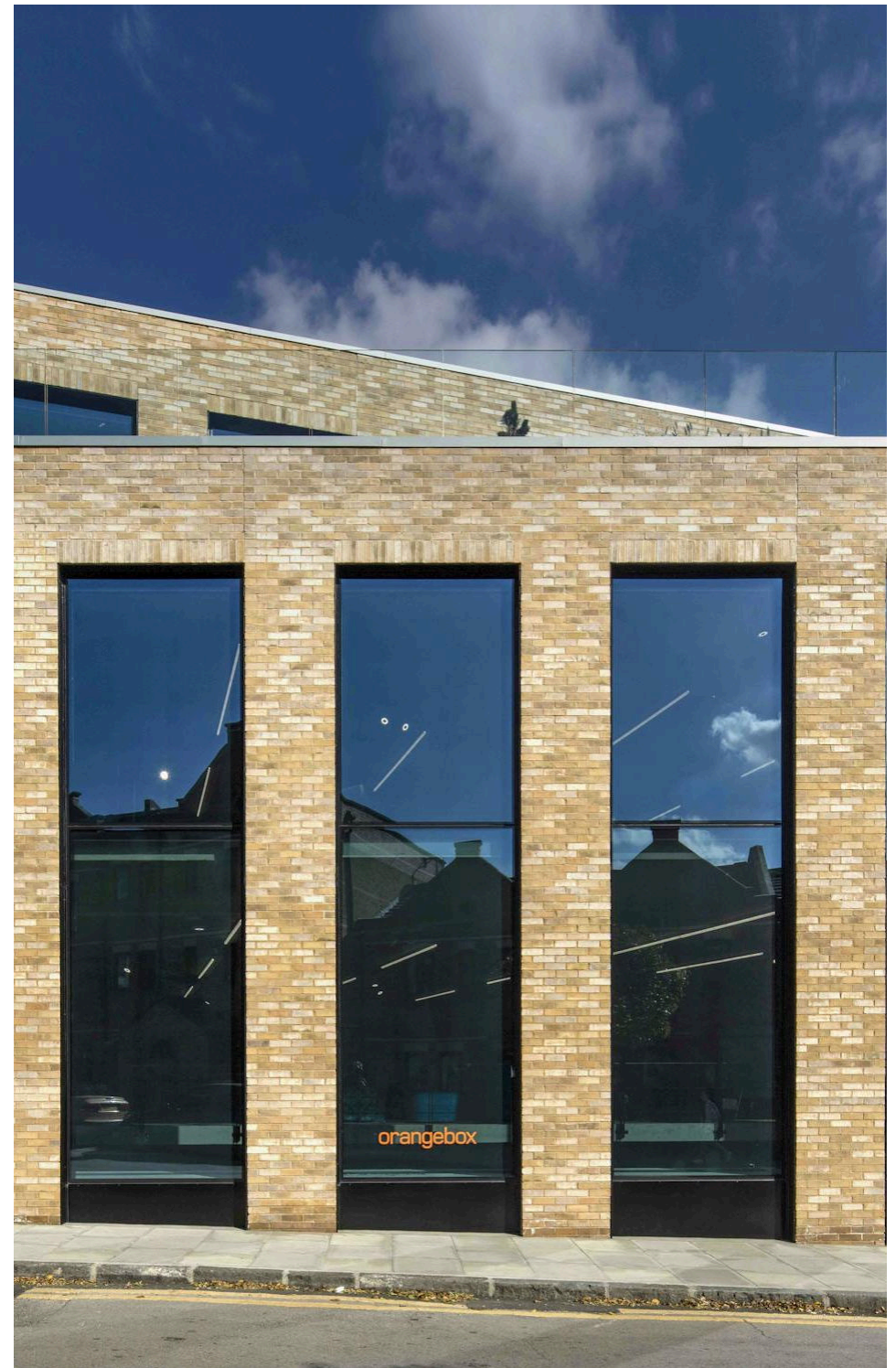
Not Fitted

**Description**

This unique 16,487 sq ft self-contained building offers a rare headquarters opportunity, showcasing striking architectural features and premium contemporary finishes throughout. Designed to impress, the property includes a captivating internal spiral staircase that elegantly links all floors, two expansive roof terraces perfect for breakout space or entertaining, and a sleek, modern aesthetic from top to bottom.

Bathed in natural light, the office benefits from floor-to-ceiling glazing and exceptional volume, with impressive double-height ceilings spanning from the Lower Ground to Ground and again from the 2nd to 3rd floors. The result is a bright, airy and inspiring workspace designed to boost creativity and productivity.

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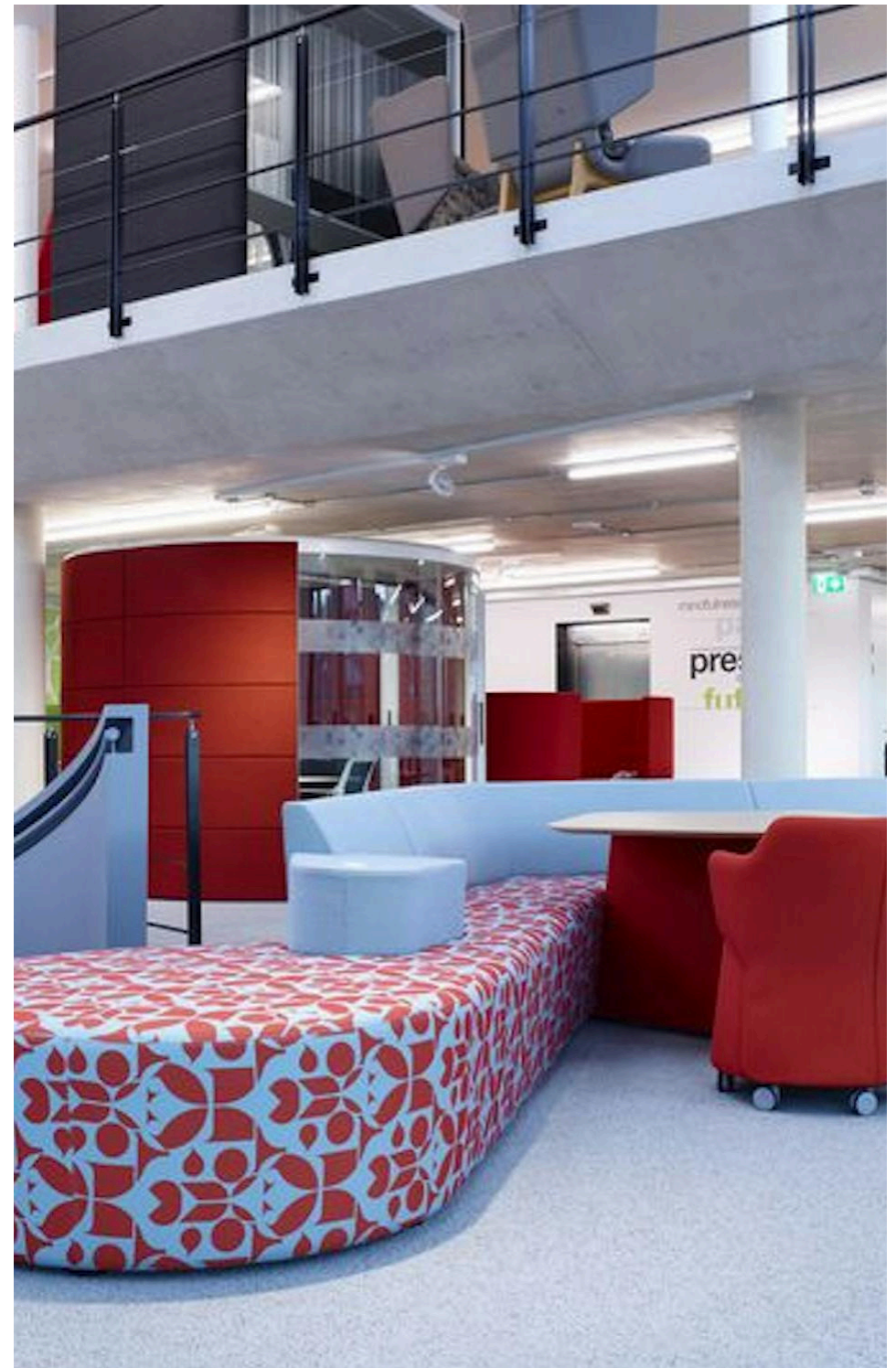
£69.50 per sq ft

**Fitout**

Not Fitted

### Description

Delivered in high-spec, open-plan CAT A condition, this is a turnkey opportunity for occupiers seeking a distinctive and high-impact environment to call their own. 38 Northampton Road provides flexibility throughout the building with the ability to create an outstanding hub for staff to thrive within.



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*For Rent*

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*Internal*

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**Fitout**

Not Fitted



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Exterior

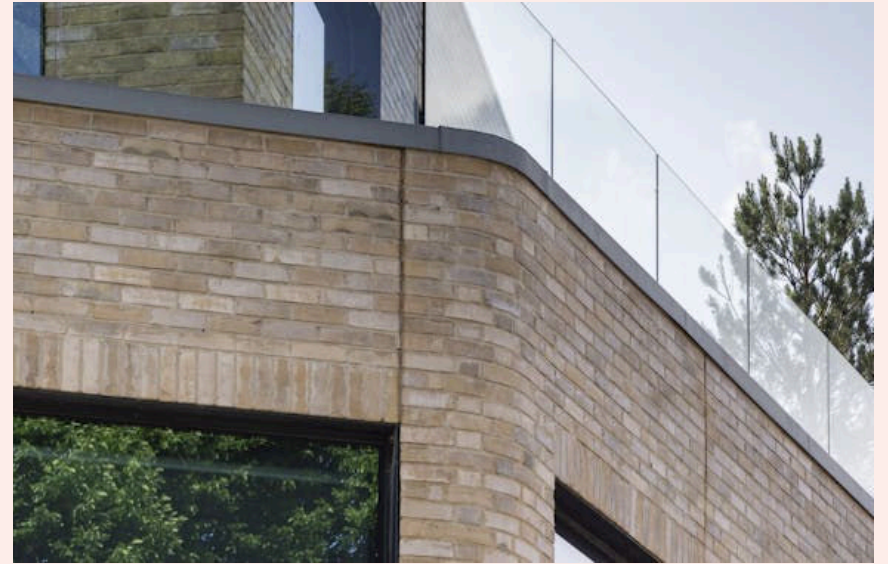
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*Exterior*



*Exterior*

## For Rent

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## Location

Perfectly positioned just a short walk from Farringdon Station—one of London's most connected transport hubs with access to the Elizabeth Line, Thameslink, and Underground services, the building offers unparalleled convenience for commuters. Tenants will also enjoy being moments from the vibrant Exmouth Market, known for its eclectic mix of street food, independent retailers, and cafes. The area is surrounded by a thriving creative and tech community, with easy access to Leather Lane Market, Smithfield Market, and a variety of gyms, coworking spaces, and boutique amenities. This well-located office building combines connectivity, culture, and convenience—making it an ideal space for forward-thinking occupiers.



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**Amenities**

- HQ opportunity
- Fully self-contained
- Internal spiral staircase
- 2x demised terraces
- 3x passenger lifts
- Double height skylight connecting  
Ground and Lower Ground floors
- Modern interior
- Air conditioning
- Ceiling mounted lighting

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Availability

Name	Sq Ft	Availability
3rd	1,917	Available
2nd	3,149	Available
1st	4,988	Available
Ground	3,334	Available
Lower Ground	3,099	Available
<b>Total</b>	<b>16,487</b>	

## For Rent

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## Terms

New full repairing & insuring lease available directly from the Landlord for a term by arrangement.

## Content

Watch the Film  
(click button)



## VAT

The property is elected for VAT.

## Viewings

Via joint sole agents.

## Local Authority

The London Borough of Islington

## Tenure

New Lease

## Availability

Available Immediately

## Compton Concierge

Want your workspace *managed*?

Find out more

[compton.london/concierge](https://compton.london/concierge)

Compton

Contact Us

compton.london

020 7101 2020

enquiries@compton.london

All appointments to view must be arranged via sole agents, Compton, through:



**Josh Perlmutter**

jp@compton.london

0207 101 2020 | 07814 699 096



**Shaun Simons**

ss@compton.london

0207 101 2020 | 07788 423131