



31-35 KIRBY STREET

OVERVIEW

Just a stone's throw from Farringdon station, Kirby Street is a dynamic work space with natural light, abundant outdoor space and a focus on eco-friendly design.

The building was comprehensively refurbished in 2017 harnessing the lightwell that reaches the lower ground floor, and instantly accessible outdoor space, including an enviable green roof garden.

Almost every floor at Kirby Street features outdoor space, with many directly linked to offices, meaning the entire work space has access to fresh air and ventilation.

The roof garden offers amazing views over St Paul's Cathedral and the City, making it the ideal spot for alfresco lunch breaks, rooftop yoga and casual catch-ups.

AMENITIES

Event Space

Terrace

Phone Booths

Bike Storage

Showers

Roof Garden



Lower Ground Floor



TERMS

Flexible by arrangement

SUMMARY

Available Size	50 sq ft to 10,000 sq ft
Price	£675 per desk per month
Business Rates	Included in desk rate
VAT	Elected

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

CATHERINE ALEXANDER

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LOCATION

31-35 Kirby Street is only a few moments walk from Farringdon station. The station is one of the best connected in London with three underground lines, City Thameslink and the upcoming Crossrail services.

A superb place to work due to its central location, meetings in both the City and West End are just a short journey away as well as easy access to Kings Cross in the North.

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