

THE
JOHNSON
BUILDING

JOHNSON
GARDENS

Farringdon, EC1

johnsongardens.london



**J O H N S O N
G A R D E N S**

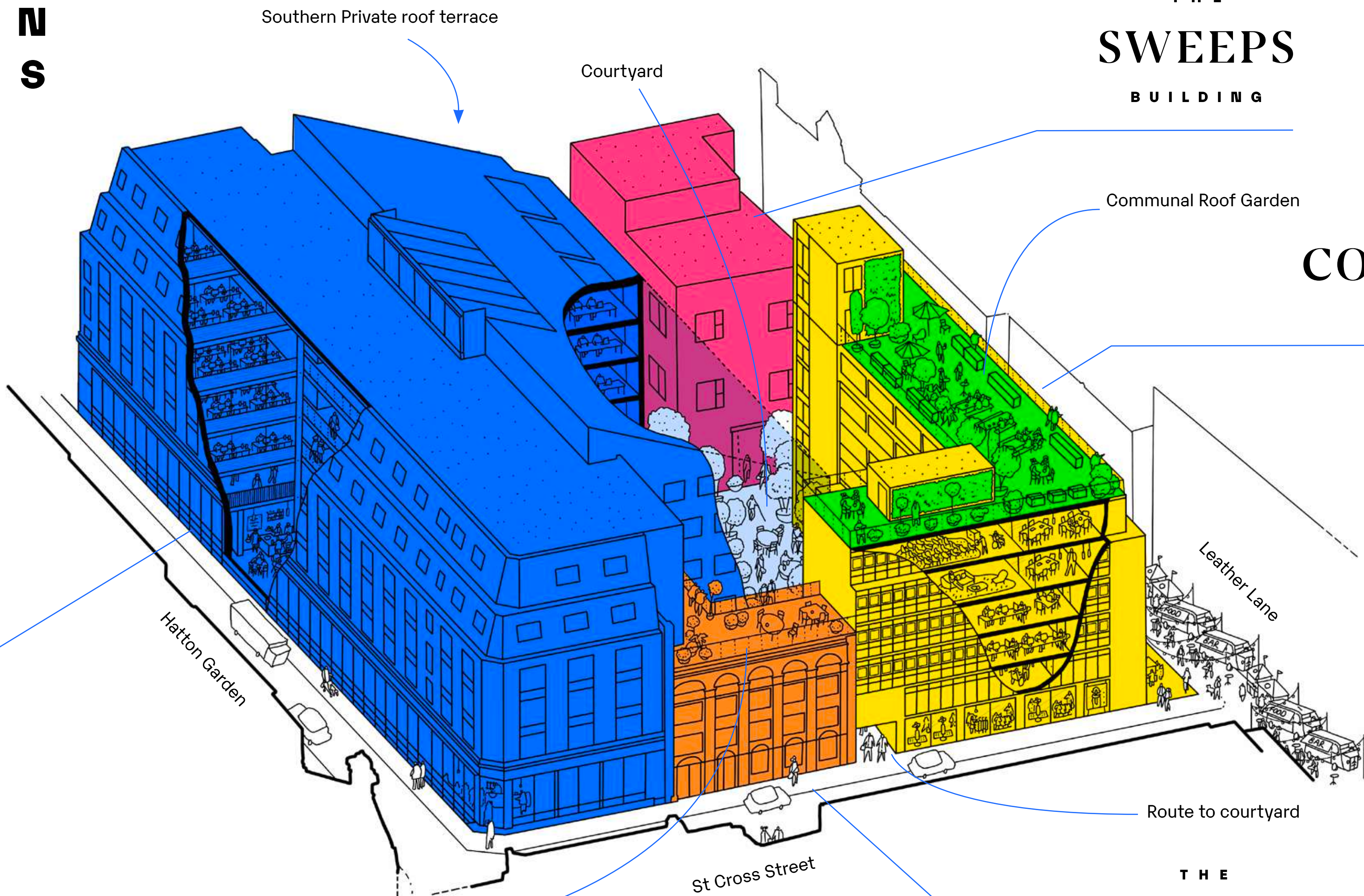
Farringdon's award-winning
office campus

**T H E
S W E E P S
B U I L D I N G**

**T H E
C O U R T Y A R D
B U I L D I N G**

**T H E
J O H N S O N
B U I L D I N G**

**T H E
T O W N H O U S E
B U I L D I N G**

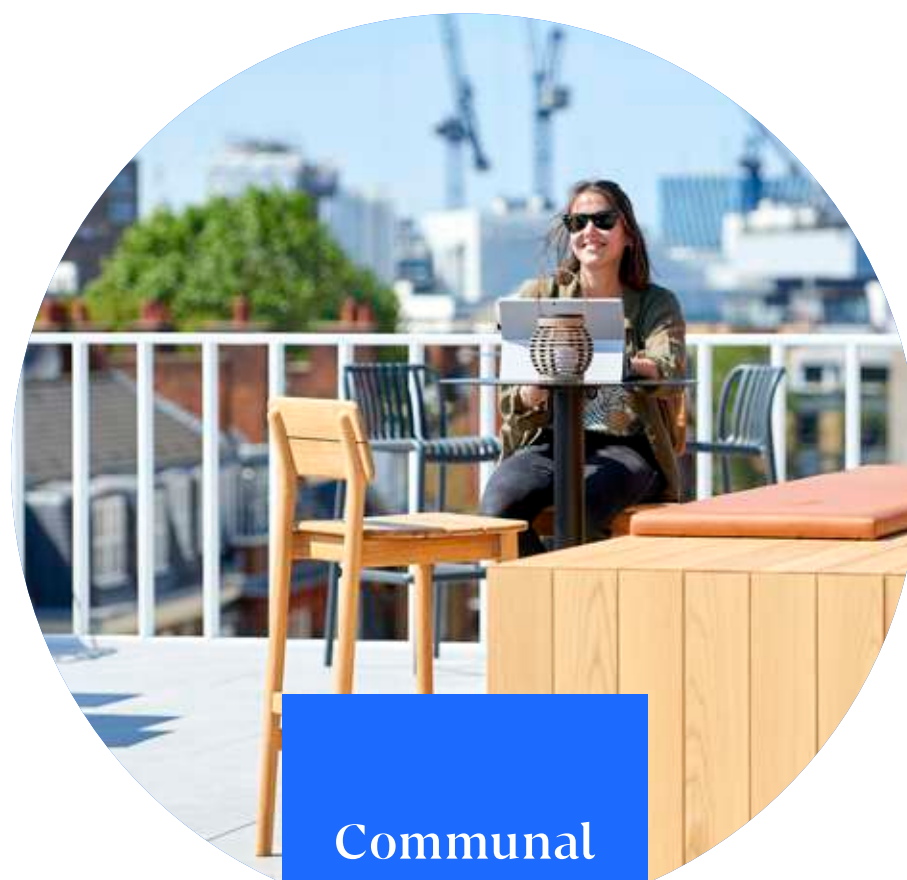




WORK IN THE HEART OF AN AMENITY-LED CAMPUS



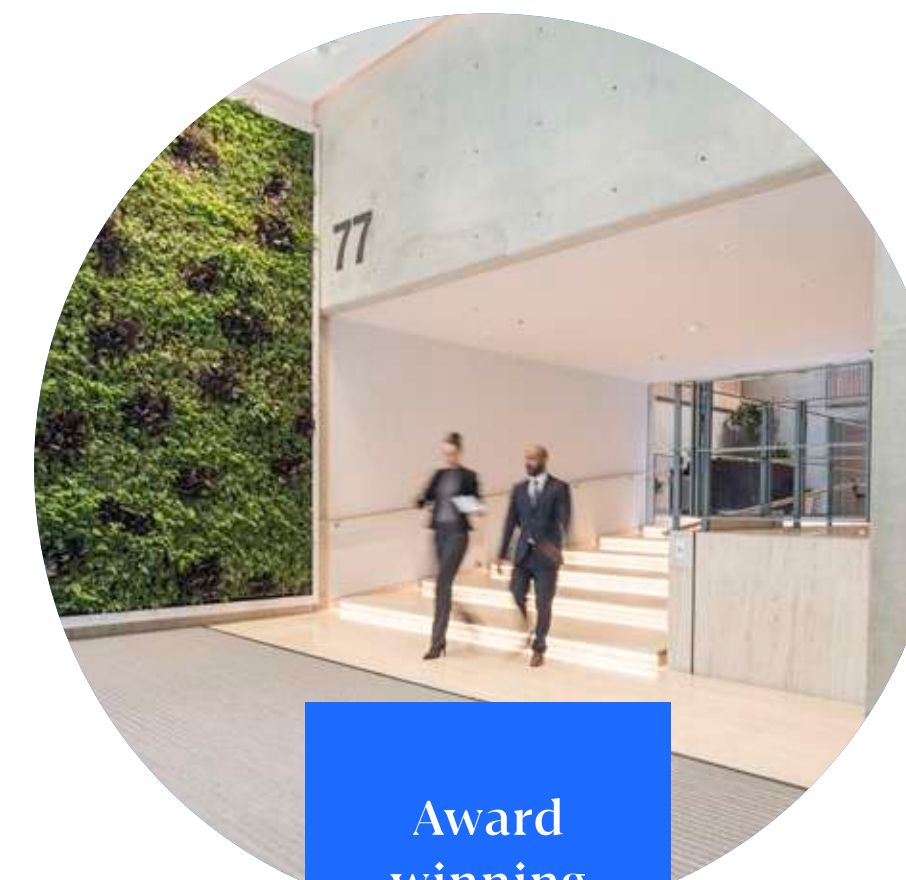
Landscaped
courtyard



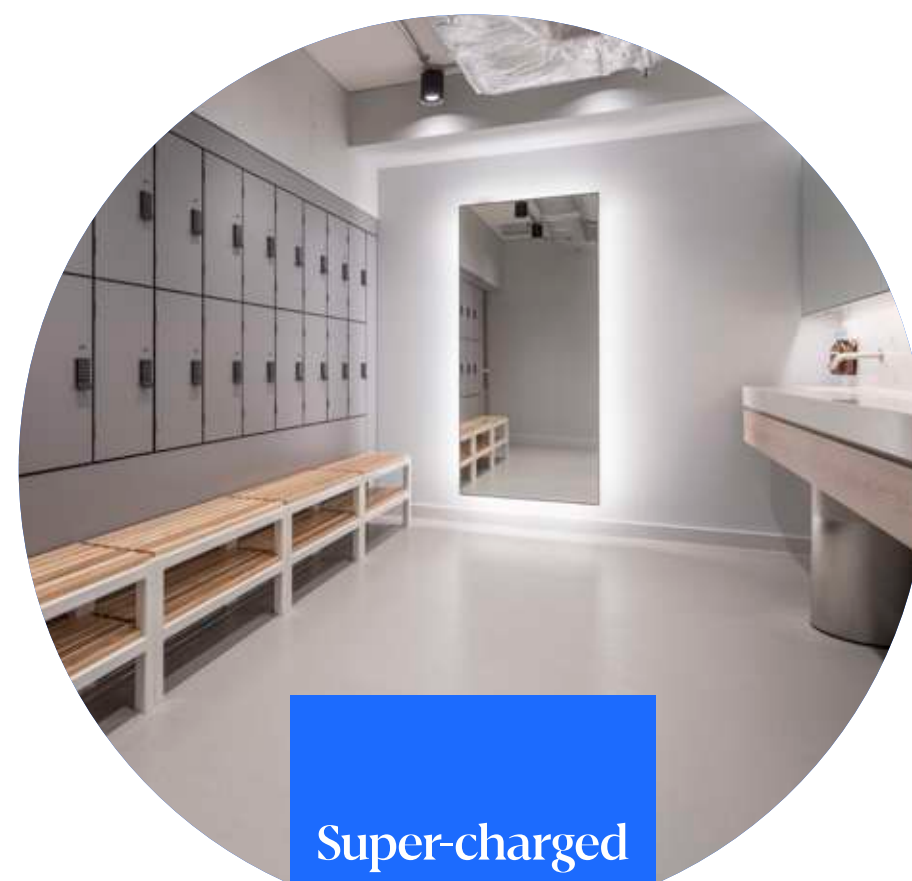
Communal
roof garden



Wellness
studio



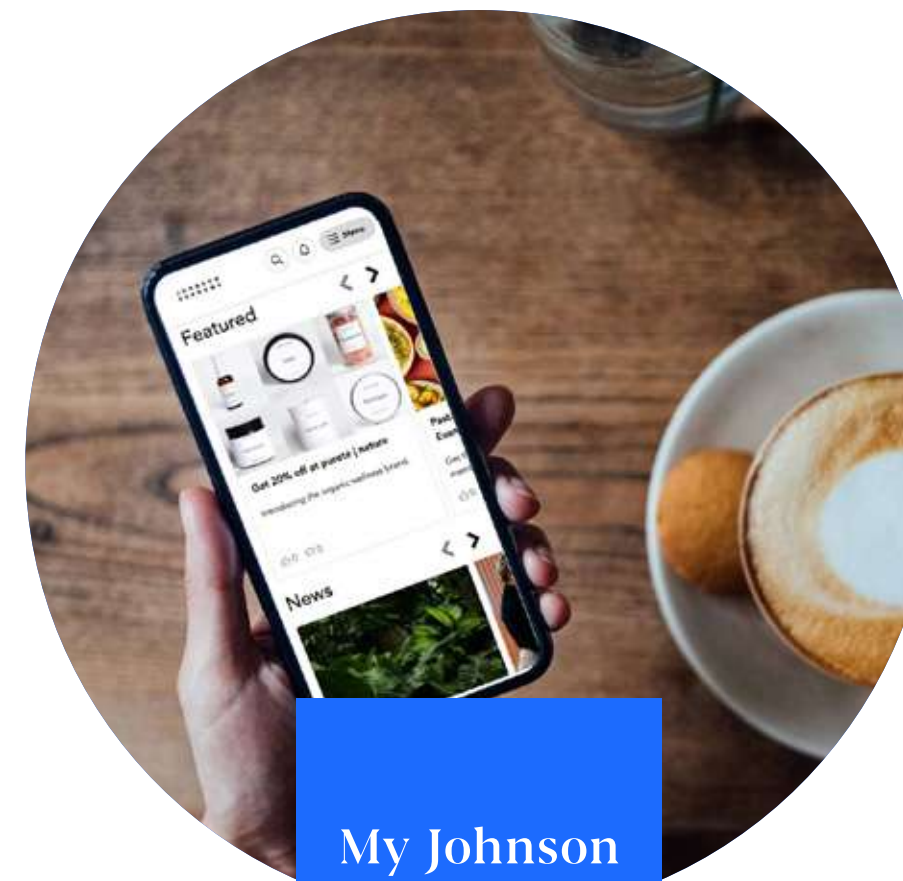
Award
winning
campus



Super-charged
commuter zone



On-site
barista

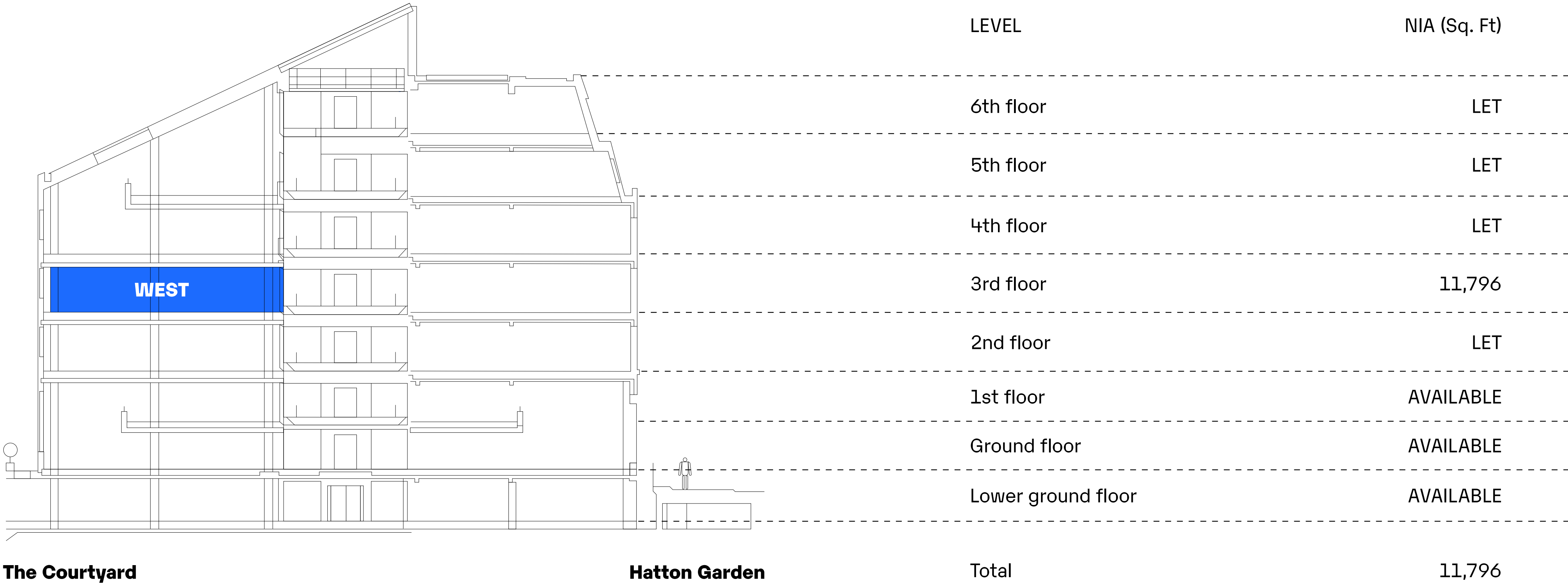


My Johnson
Gardens app



Year round
events
programme

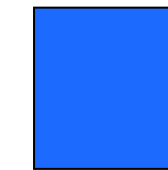
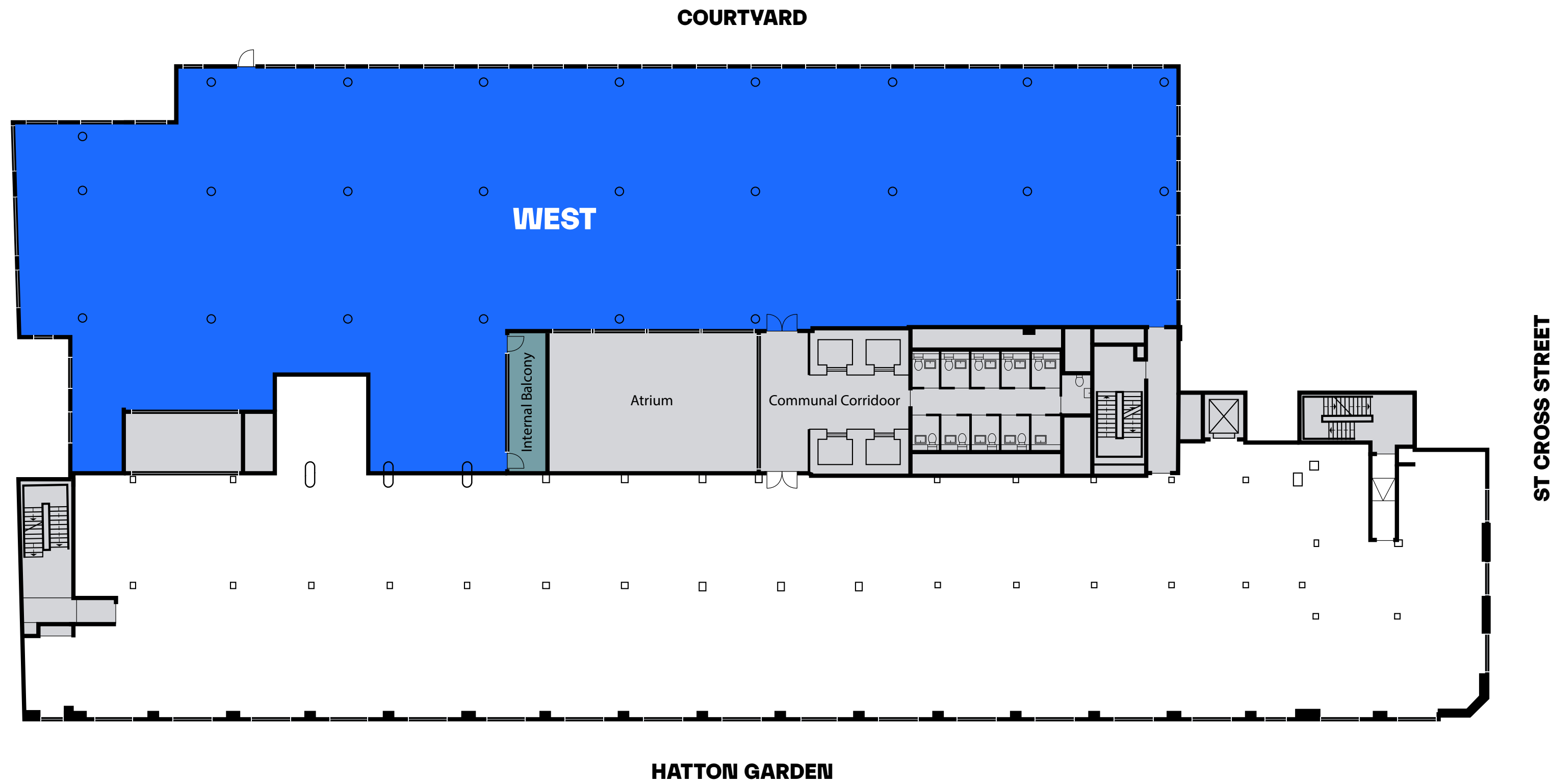
AVAILABILITY AND FLOOR AREAS



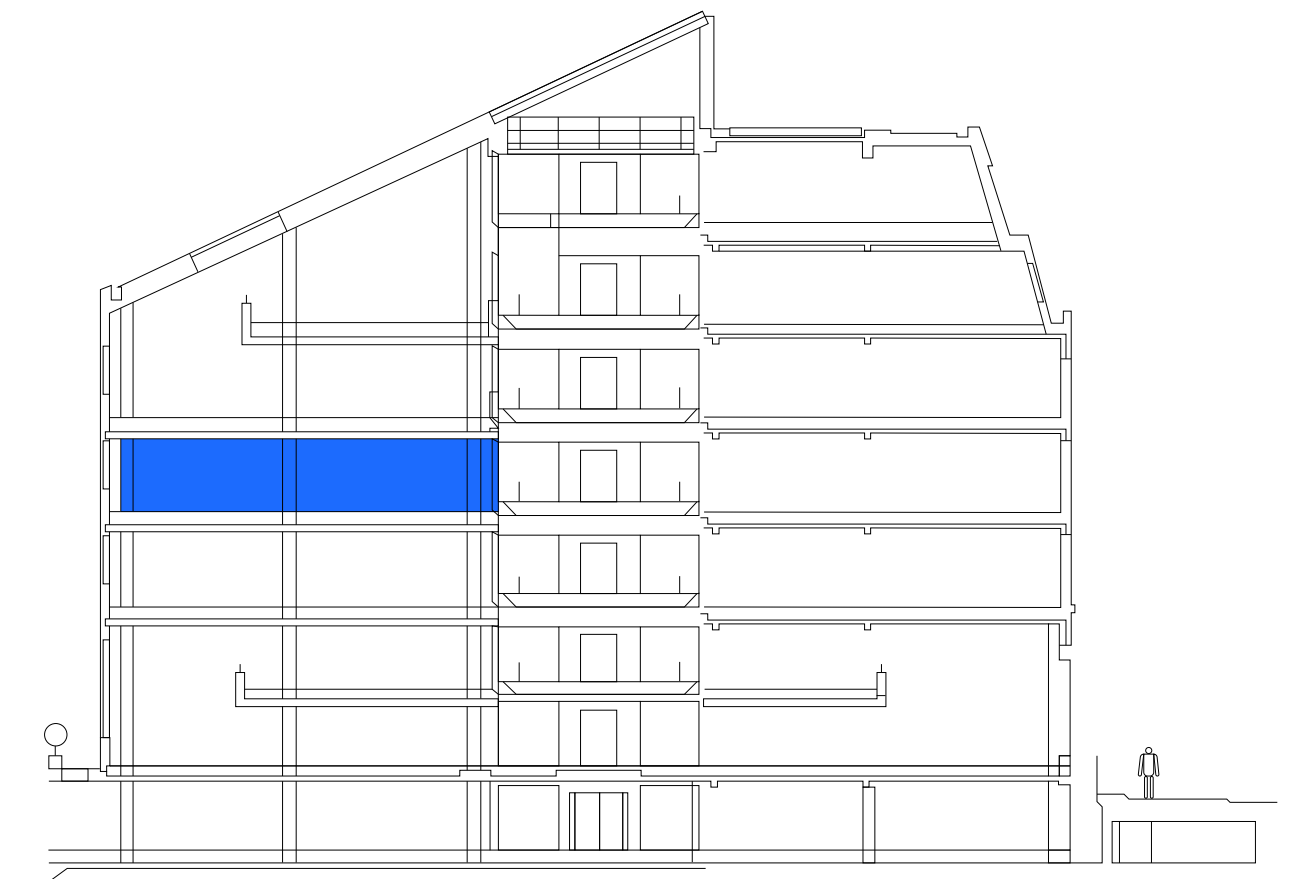
NOTE all areas for indicative purposes only and subject to final measurements.

3RD FLOOR WEST





Available



3

LEVEL	Sq. Ft	Sq. m
3rd floor west	11,796	1,096



NOTE all areas for indicative purposes only and subject to final measurements.

SINGLE DEMISE LAYOUT



Accomodation Schedule

Workstations	90
Waiting Lounge	01
16P Meeting room	01
12P Meeting room	02
8P Meeting room	02
4P Meeting room	03
Collaboration zones	05
Teapoint/Breakout	02
Comms room	01
Focus rooms	04
Phone pods	03
Print area	01

3

LEVEL	Sq. Ft	Sq. m
3rd floor west	11,796	1,096



NOTE all areas for indicative purposes only and subject to final measurements.

SPLIT DEMISE LAYOUT



Accomodation Schedule A

Workstations	54
Waiting Lounge	01
14P Meeting room	01
12P Meeting room	01
8P Meeting room	01
Collaboration zones	01
Teapoint/Breakout	01
Comms room	01
Focus rooms	03
Print area	01

Accomodation Schedule B

Workstations	52
Waiting Lounge	01
14P Meeting room	01
12P Meeting room	01
Teapoint/Breakout	01
Comms room	01
Focus rooms	02
Print area	01

3

SPLIT

Tenant A

Tenant B

Sq. Ft

6,361

5,435

Sq. m

591

505



NOTE all areas for indicative purposes only and subject to final measurements.



Internal balcony



Internal beams



3,200 SQ FT COMMUNAL ROOF
TERRACE AND EVENT SPACE



OFFICE SPECIFICATION

- Delivered to CAT A or option for Landlord Contribution
- 2.7m floor to ceiling height
- Occupancy density 1:8
- Floor to ceiling windows
- Internal balcony
- 4x passenger lifts

BUILDING AMENITIES

- 18 showers, 194 cycle spaces, cycle repair station, 21 folding bike Brompton lockers, 184 lockers
- Male and female changing areas with vanity station facilities
- 3,228 sq ft of events terrace /roof garden (capacity for 267 persons)
- BREEAM excellent
- EPC B
- Fitwel Community (two-star) - London's only
- Cyclescore platinum Green Apple Awards (x2)





**LONDON'S FINEST
IN FARRINGDON**



**ELIZABETH LINE,
THAMESLINK
AND 3 TUBE LINES
ON YOUR DOORSTEP**

**4 INTERNATIONAL
AIRPORTS
WITHIN 40 MINS**



**HEAD TO
KING'S CROSS
IN 4 MINS**



**WHIZZ TO SOHO
IN 5 MINS**



**REACH JOYS
OF THE CITY
IN 5 MINS**





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A development by
ARAX PROPERTIES

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