

Compton

For Rent
**16 Kirby Street
Farringdon EC1**



Two Fully Refurbished & Fitted
Office Floors Coming Soon in a
Reimagined Boutique Building
Moments from Farringdon Station

For Rent

16 Kirby Street
Farringdon EC1N

Size

2,518 - 5,226 Ft²

Fitout

Fitted

Description

16 Kirby Street is a 6-storey office building in the heart of vibrant Farringdon. The building is an ideal match for a range of occupiers looking to be in a highly sought after hub for technology, design and creative industries. Moments from Farringdon Station, the building benefits from unrivalled transport connectivity across Central London and beyond.

The 3rd Floor will be delivered newly refurbished and fully fitted by Q4 2025 and ample natural light, with the contiguous 4th Floor to be delivered later next year in Q3 2025 and benefitting from a private terrace.

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Internal

Size

2,518 - 5,226 Ft²

Fitout

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Meeting Room



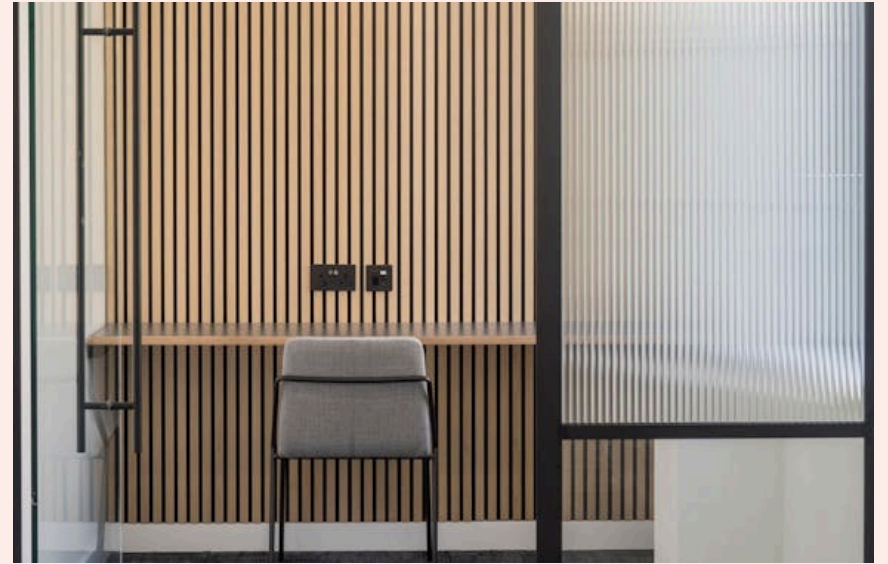
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Zoom Booth



Breakout Area



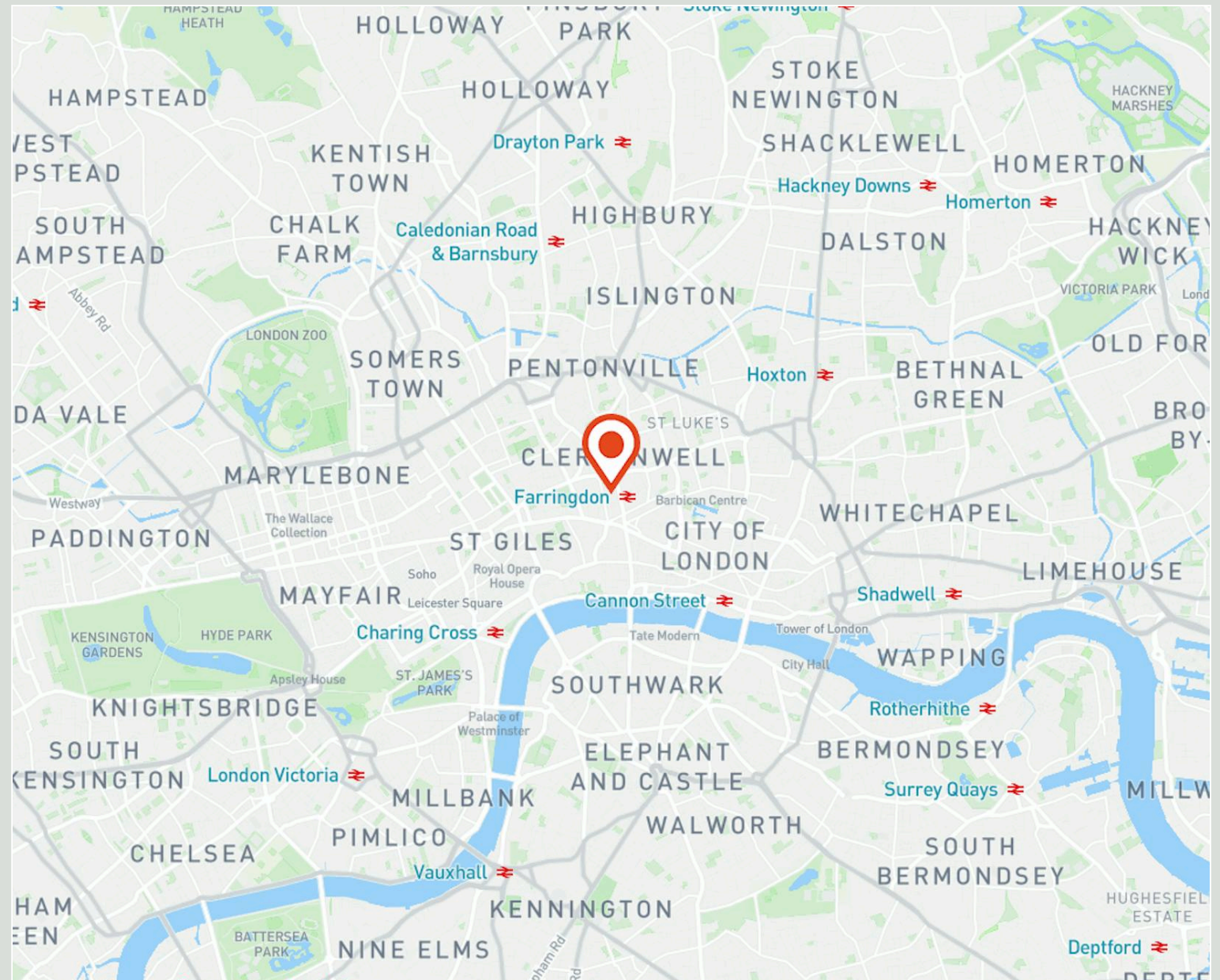
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Location

Encompassing Farringdon, Clerkenwell and Smithfield, EC1 is packed with history and is the epicentre of London's emerging tech district. 16 Kirby Street is just 300 metres from Farringdon Station in the heart of this fast evolving neighbourhood. Occupiers can enjoy vibrant culture and lifestyle on their doorstep as well as multiple rapid transport options.

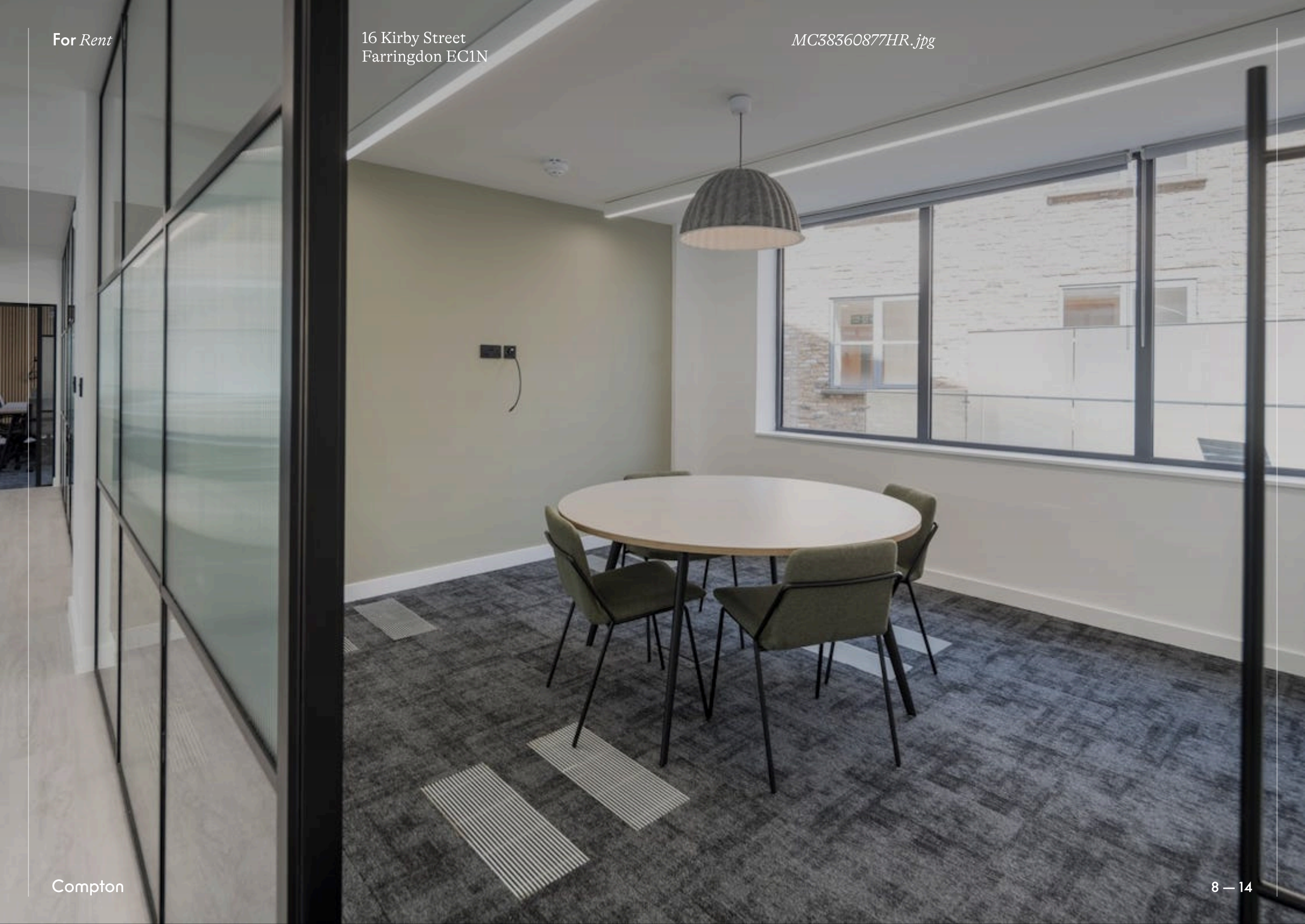
Nearby Hatton Gardens and Leather Lane have a range of eateries, a weekday market, hotels and gyms. Clerkenwell is thriving urban hub with bars, restaurants and extensive local amenities, and Smithfield will soon be the Museum of London's new location. The Barbican Centre is less than a mile away and hosts classical and contemporary music concerts, theatre performances, film screenings and art exhibitions.



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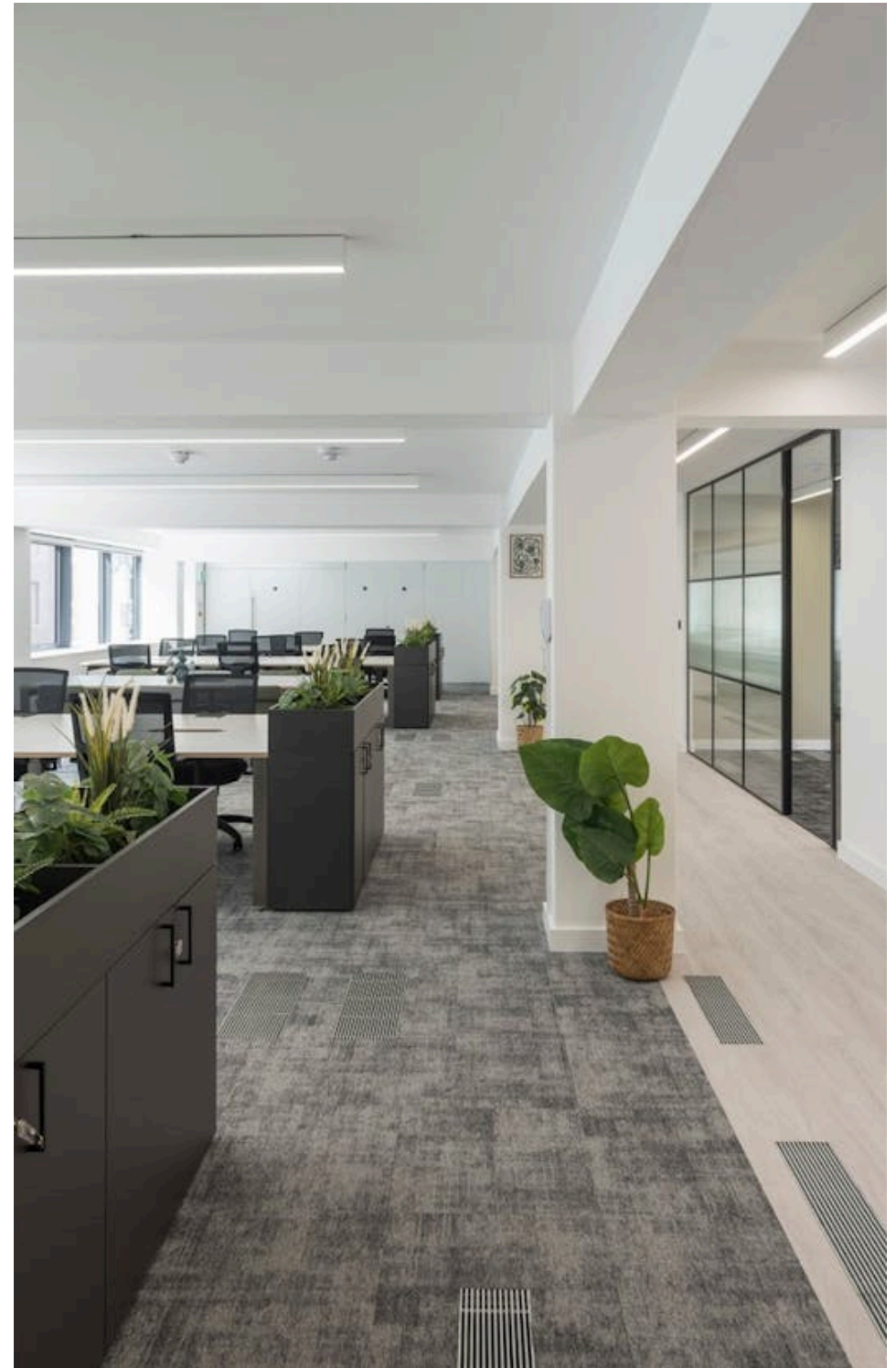
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Amenities

- 3rd Floor coming December 2025 and 4th Floor coming Q3 2026 respectively.
- 24 workstations, 12 person Boardroom, 6 person Meeting Room, 3 person Meeting Room, 1 Exec Office
- Wellbeing Room, Breakout area and Fully fitted kitchen Storage / comms room & 2 Zoom Rooms
- New External Facade and Reception
- Highly efficient all-electric building EPC A
- Demised 4th Floor Terrace
- Telecom Fibre Internet
- Air Conditioning
- 24/7 Access
- Passenger Lift
- Street level access cycle storage facilities
- Demised showers & WCs

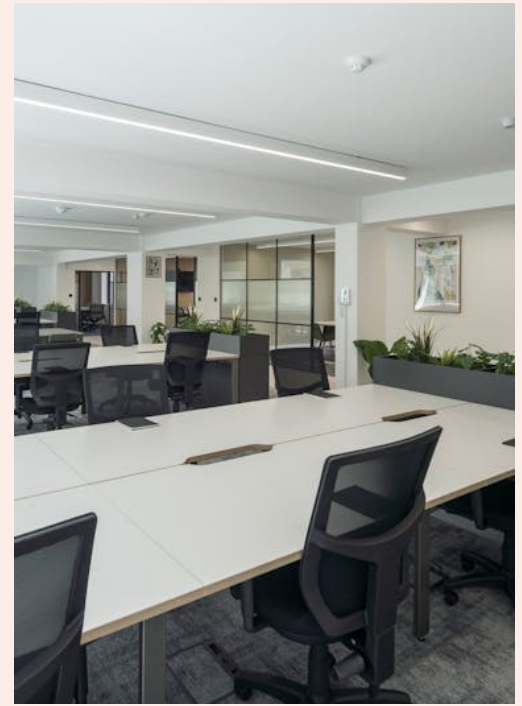
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Desk Area



Reception Area

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
4th	2,518	-	£31.35	£12.18	£43.53	£9,134.05	£109,608.54	Coming Soon
3rd	2,708	£72.50	£31.35	£12.18	£116.03	£26,184.10	£314,209.24	Available
Total	5,226	£72.50	£31.35	£12.18	£79.78	£35,318.15	£423,817.78	

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Terms

New full repairing & insuring lease(s) available for a term by arrangement direct from the Landlord

VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Tenure

New Lease

Availability

Available Q3 2025

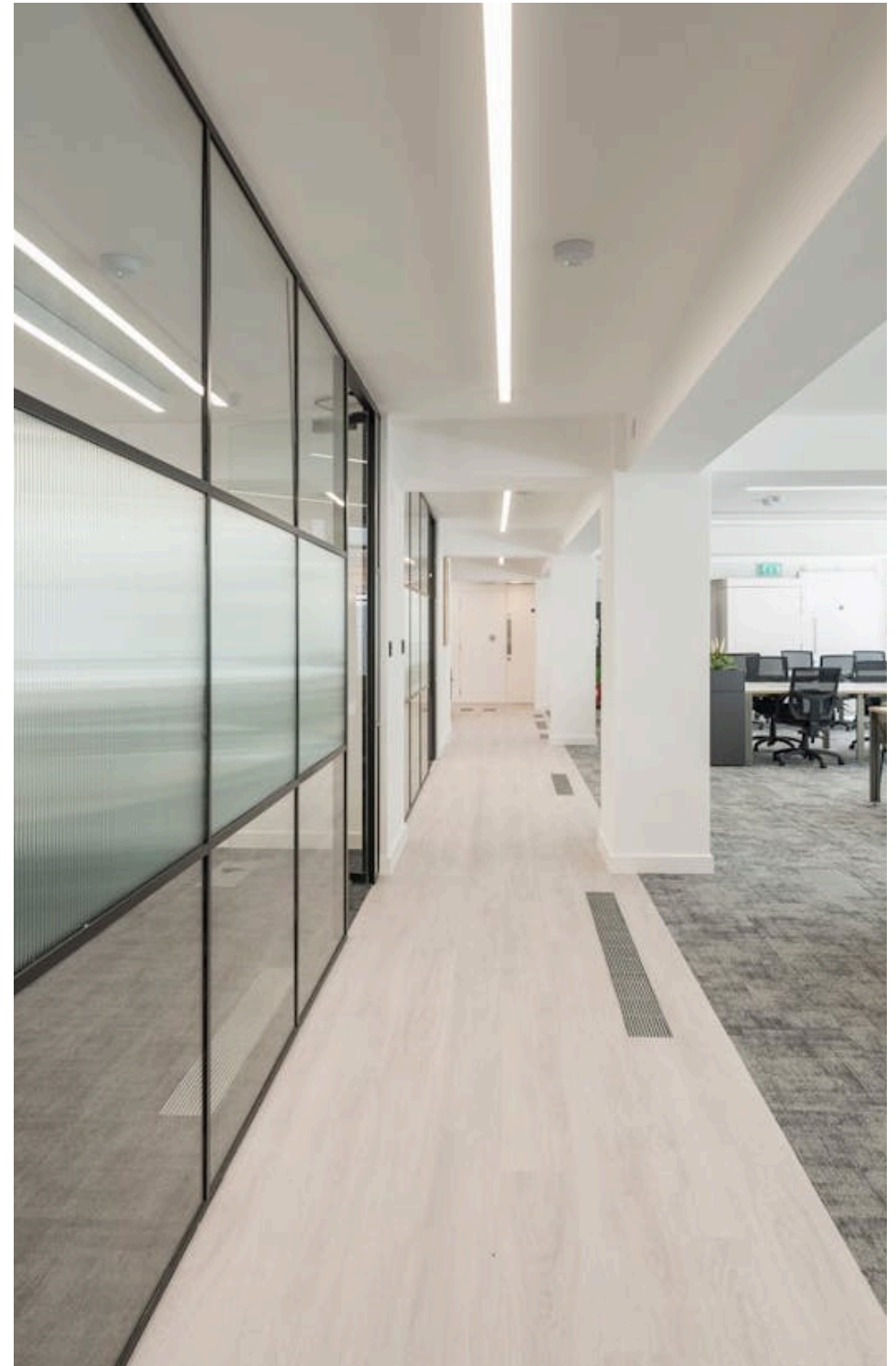
Compton Concierge

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



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