

Compton

*For Rent*  
**16 Kirby Street  
Farringdon EC1**



Comprehensively refurbished &  
fully fitted office space in a  
reimagined boutique building  
moments from Farringdon Station

**For Rent**

16 Kirby Street  
Farringdon EC1N

**Size**

2,518 - 5,226 Ft<sup>2</sup>

**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 Ft<sup>2</sup>

**Fitout**

Fitted



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Meeting Room



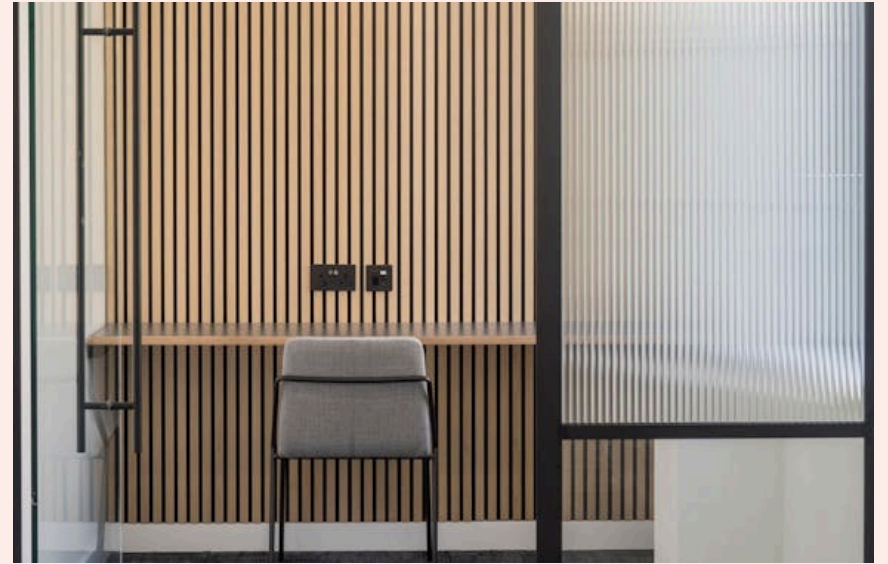
*For Rent*

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*Zoom Booth*



*Breakout Area*

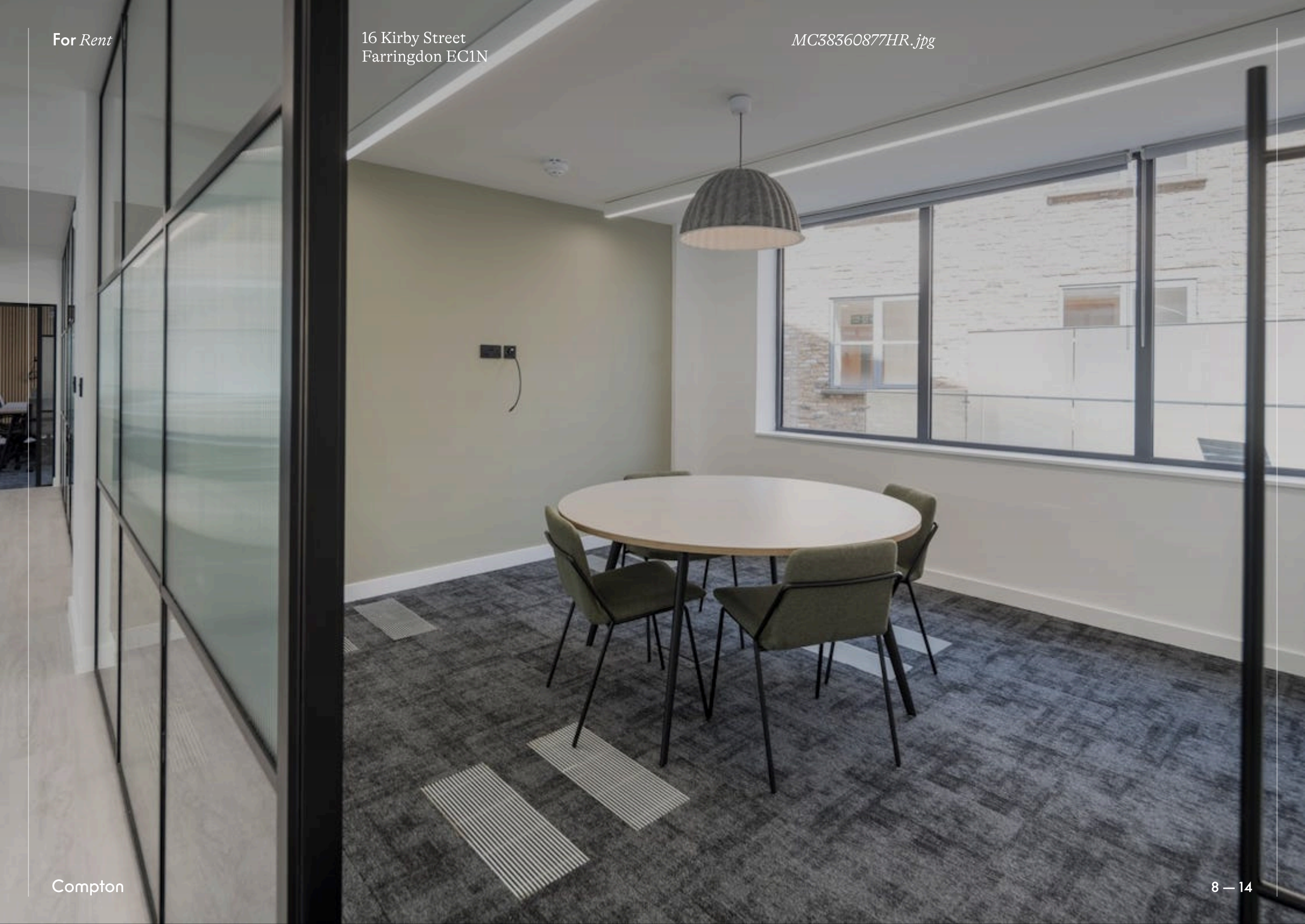




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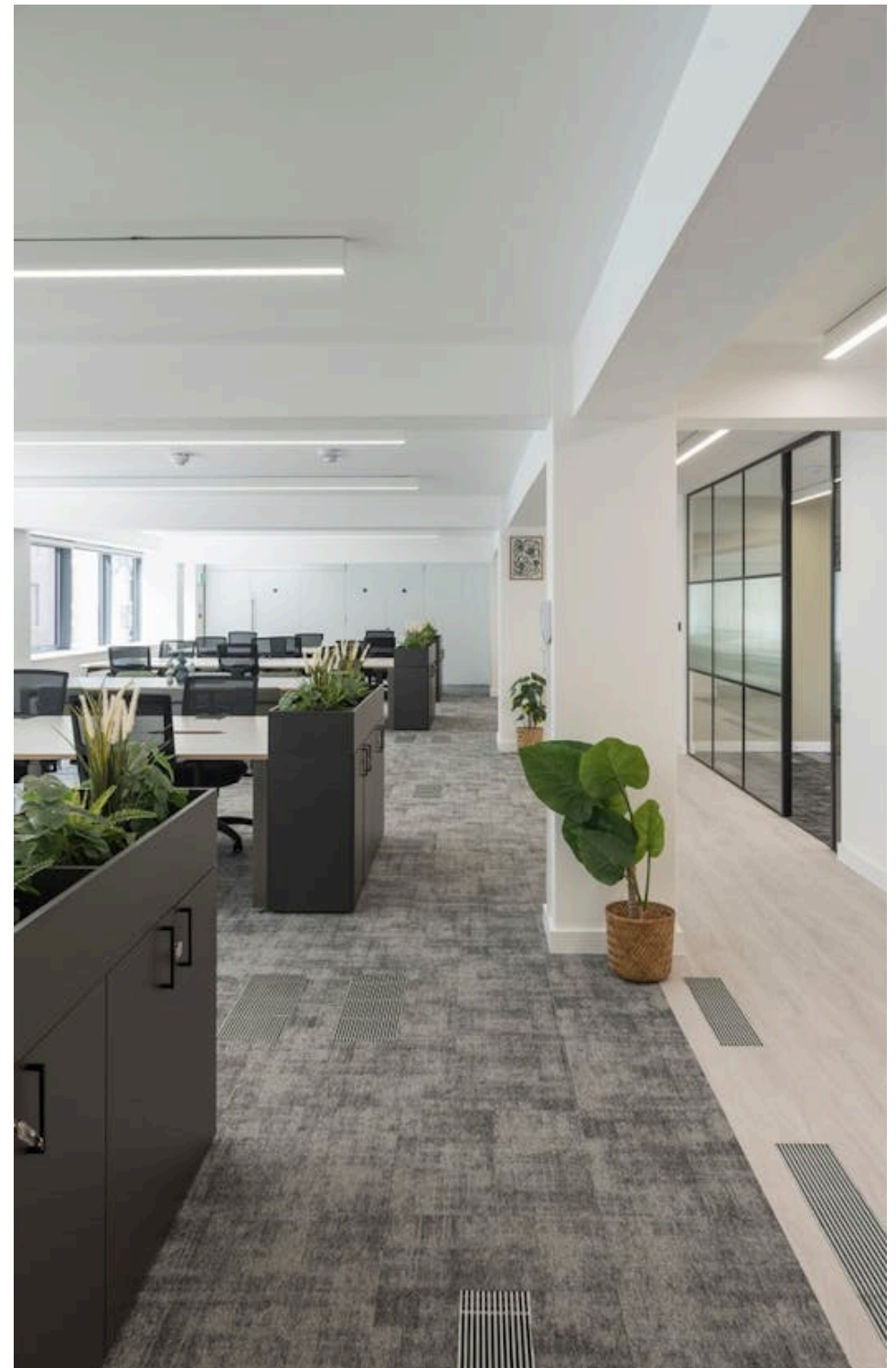
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## Amenities

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

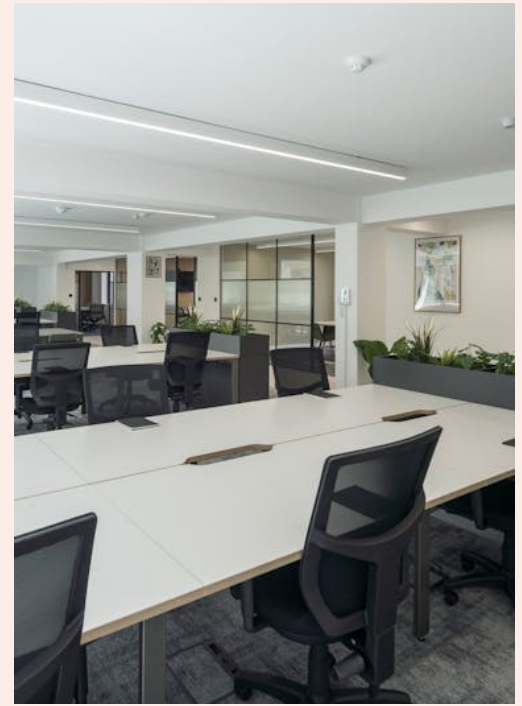


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*Desk Area*



*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	2,708	-	£31.35	£12.18	£43.53	£9,823.27	£117,879.24	Coming Soon
3rd	2,518	-	£31.35	£12.18	£43.53	£9,134.05	£109,608.54	Coming Soon
<b>Total</b>	<b>5,226</b>		<b>£31.35</b>	<b>£12.18</b>	<b>£43.53</b>	<b>£18,957.32</b>	<b>£227,487.78</b>	

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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 January 2026

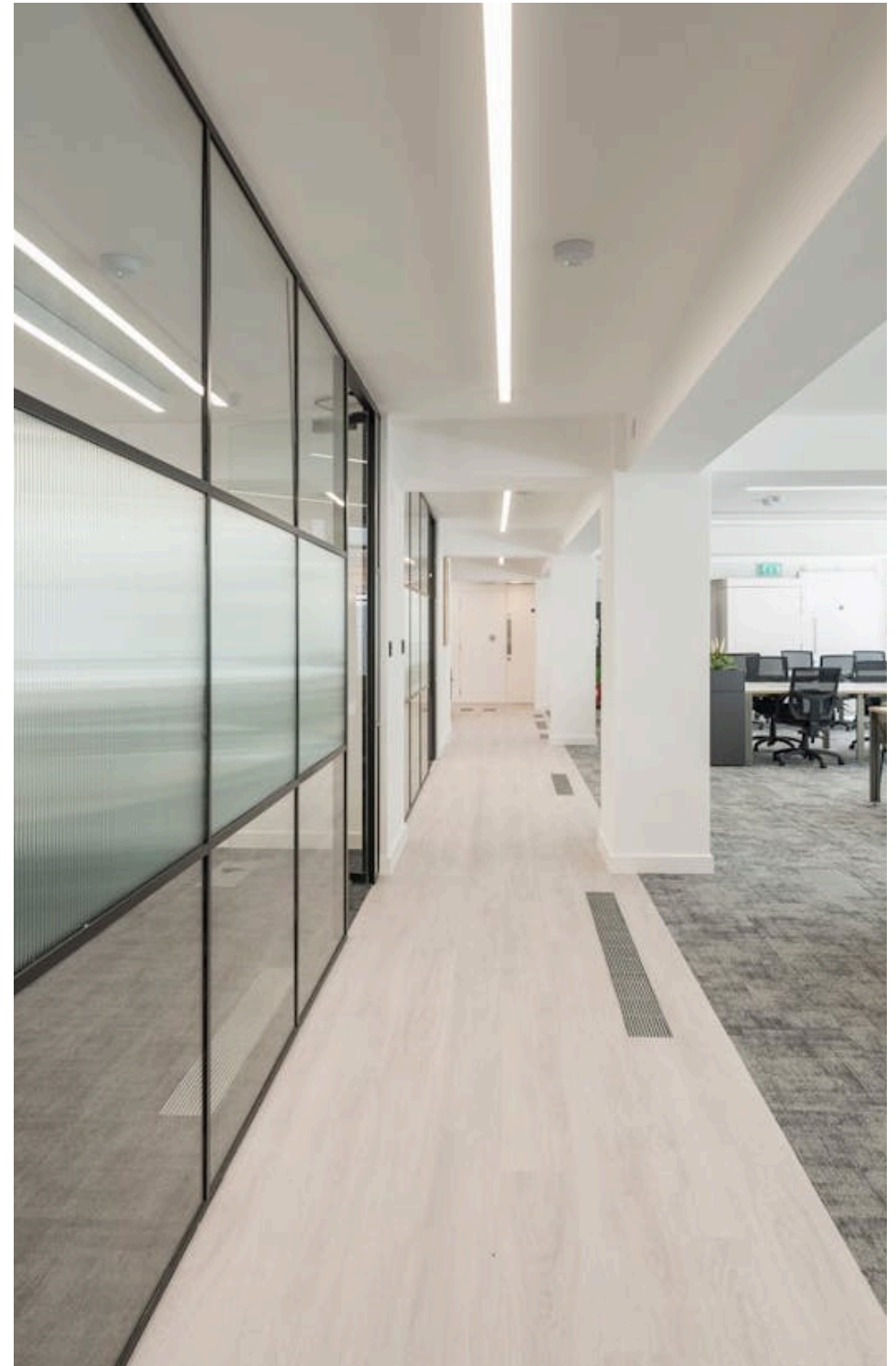
**Compton Concierge**

Want your workspace *managed*?

Find out more

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

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Contact Us

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

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



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