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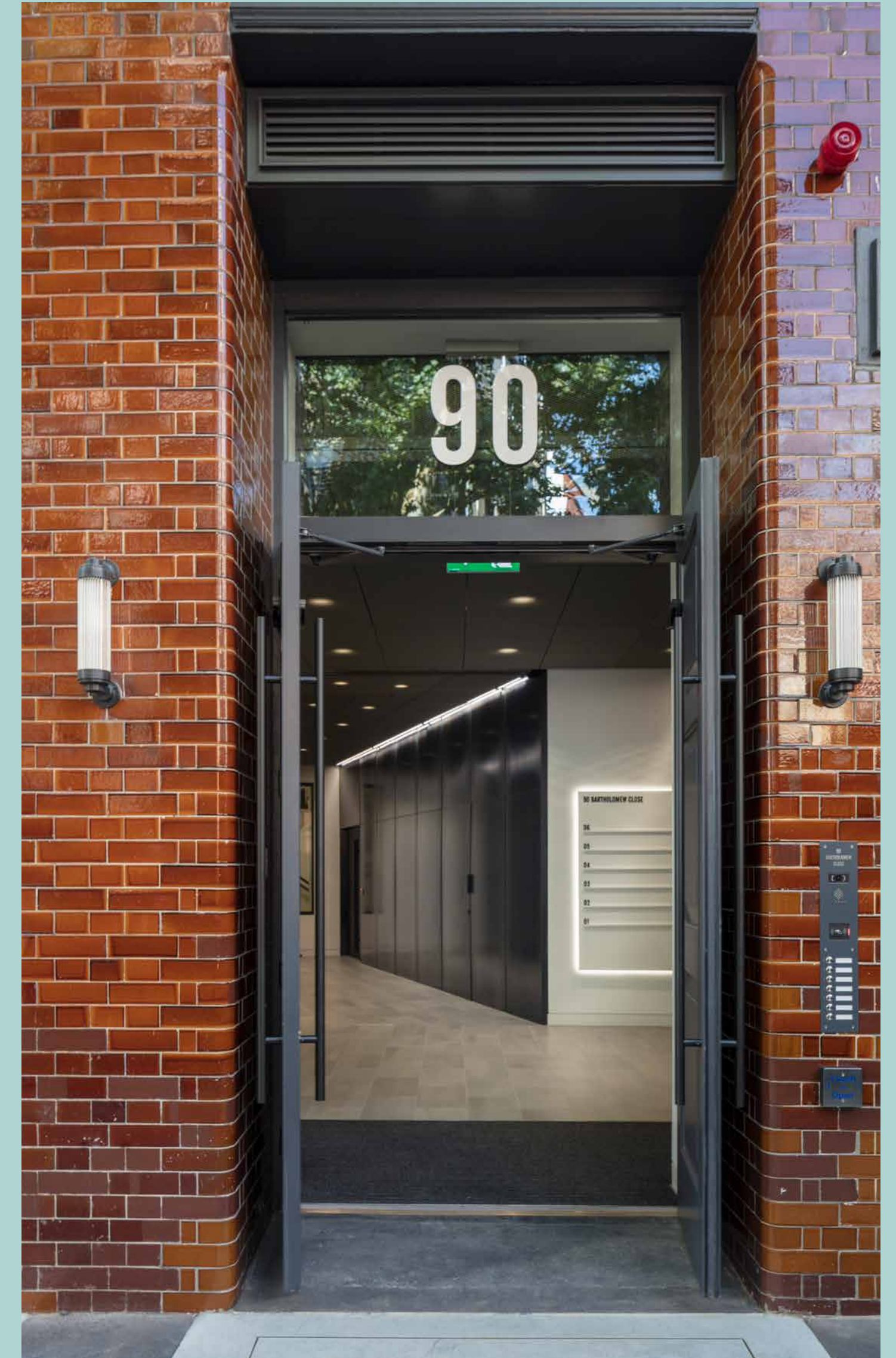




The Building

Modern office space meets classic Victorian architecture

Originally a Victorian lino flooring factory, 90 Barts Close was developed behind the retained facade in 2018 and offers high quality workspace.





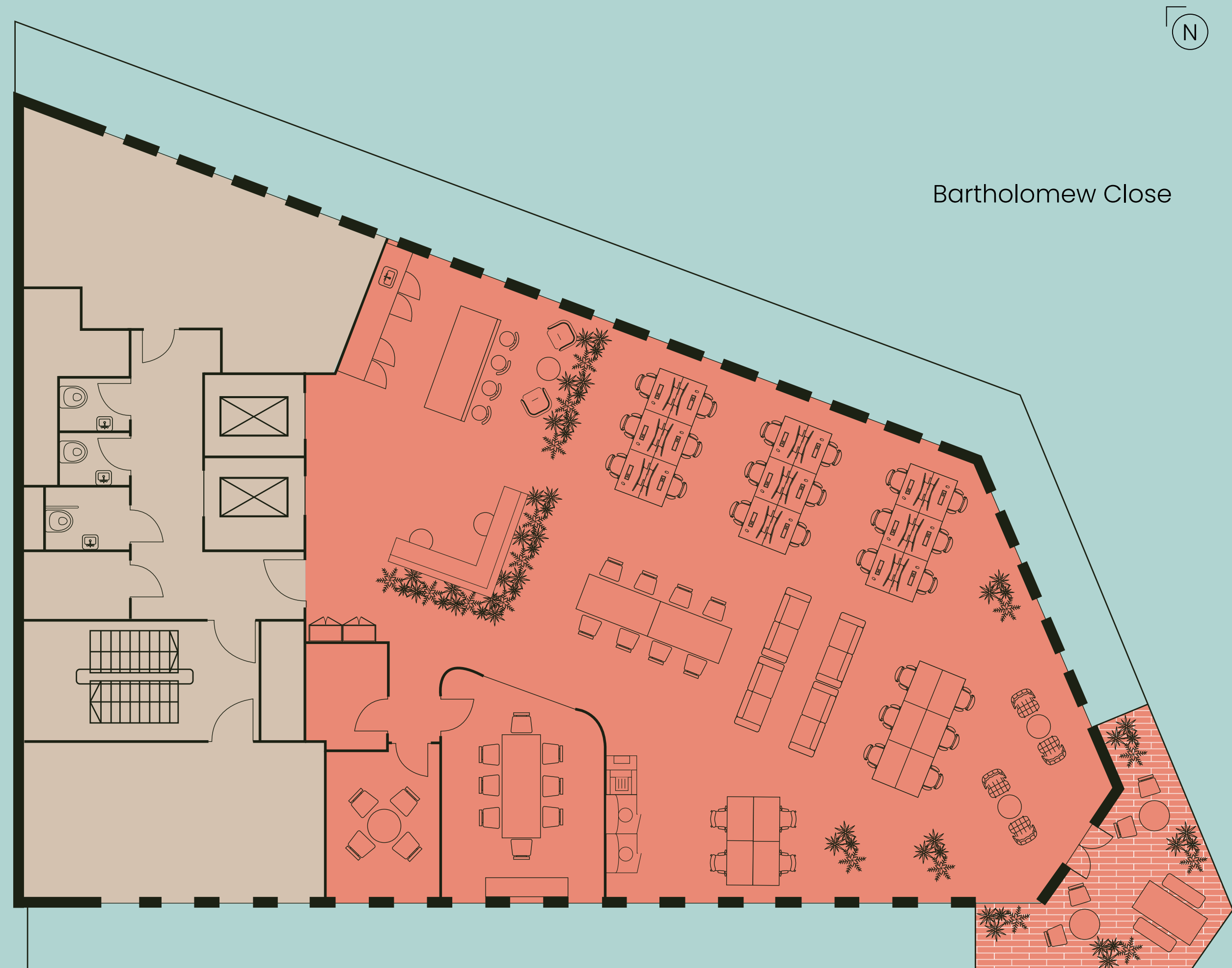
Availability

Available accommodation:

| Floor | NIA sq. ft. | NIA sq. m. |
|-------|----------------------|---------------------|
| 5th | 2,758 sq. ft. | 256.2 sq. m. |

- 1 Boardroom (8 person)
- 1 Meeting room (4 person)
- 1 Comms room
- 1 Kitchenette / Break out
- 1 Welcome area / visitor seating
- 8 Hot desks / collaboration area
- 2 Collaboration booths (4 person)
- 2 Phone booths
- 28 Open plan desks
- 1 Terrace with seating

5th floor (Plug and Play)

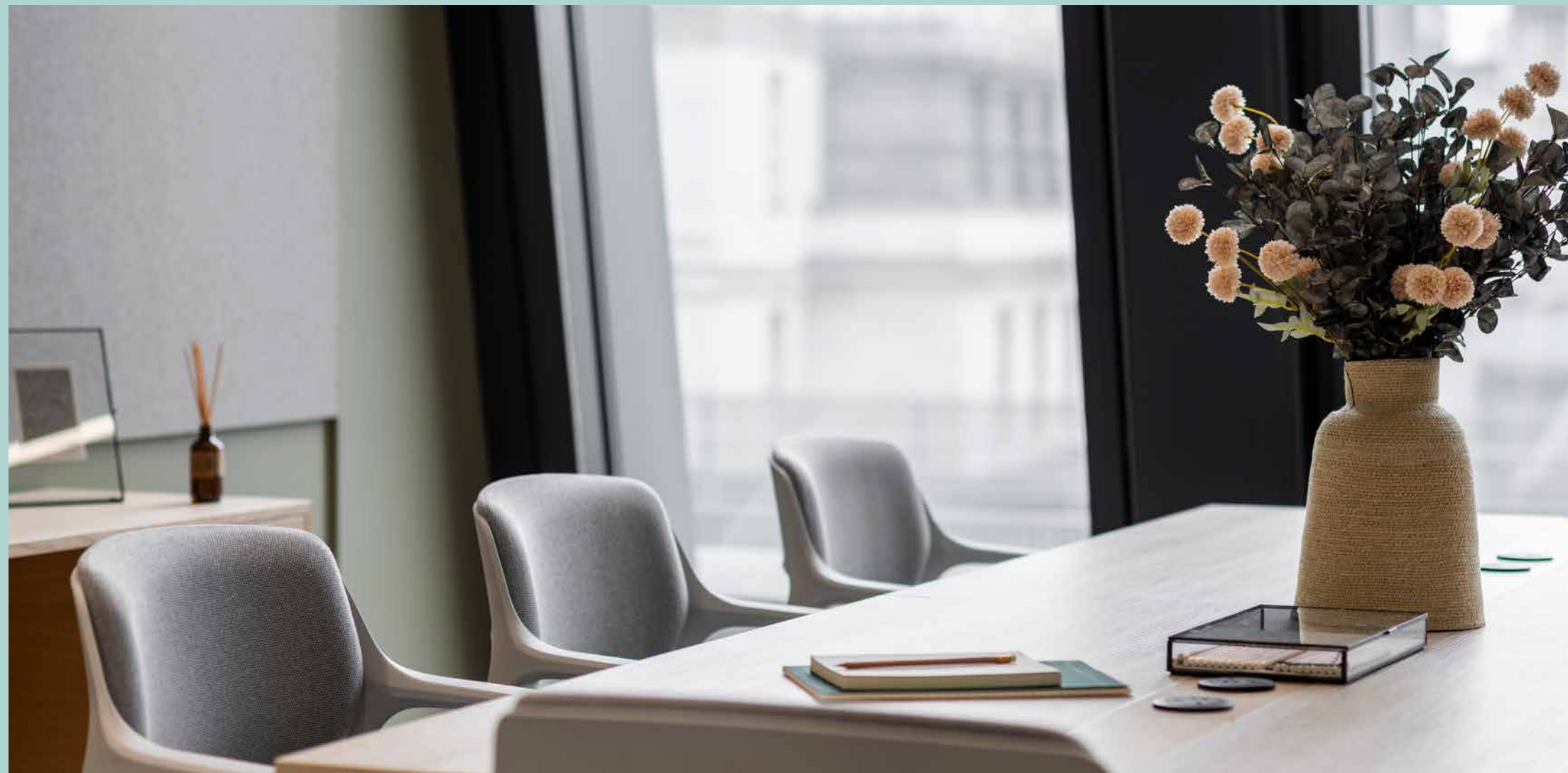
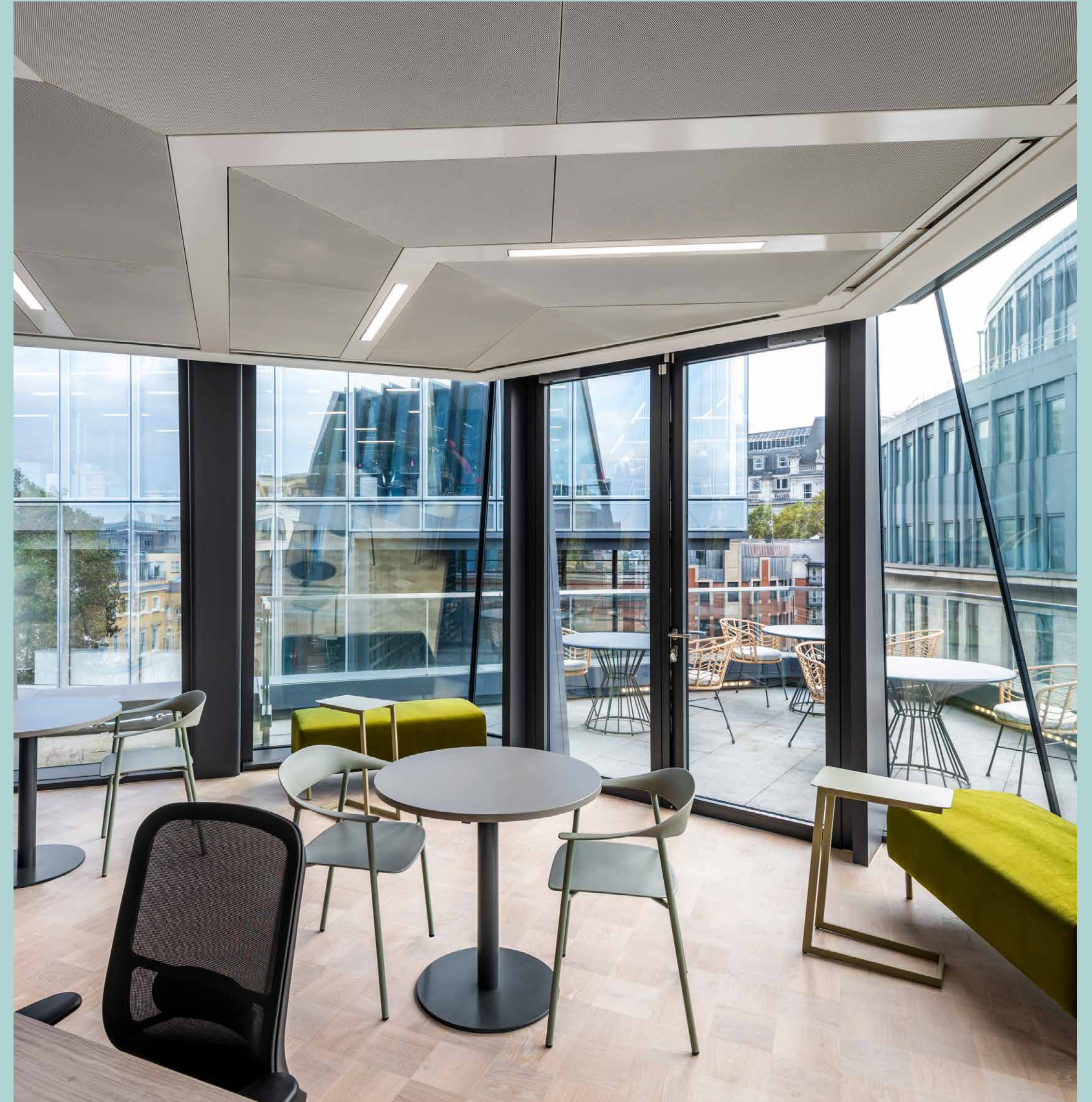


Plan not to scale and for indicative purposes only.

Little Britain







Features and amenities



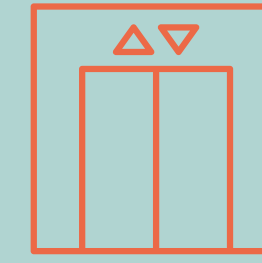
New plug & play fit out



Warehouse style interior



Air-conditioned
(Occ. design criteria 1 person per 8 sq m)



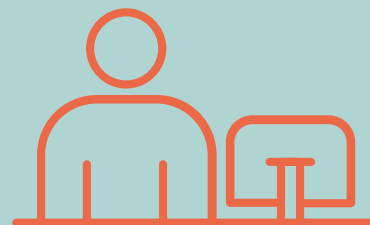
2 x 8 person passenger lifts and a bicycle lift

BREEAM[®]

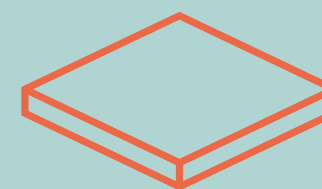
BREEAM 'Excellent'



WiredScore Gold



Manned reception



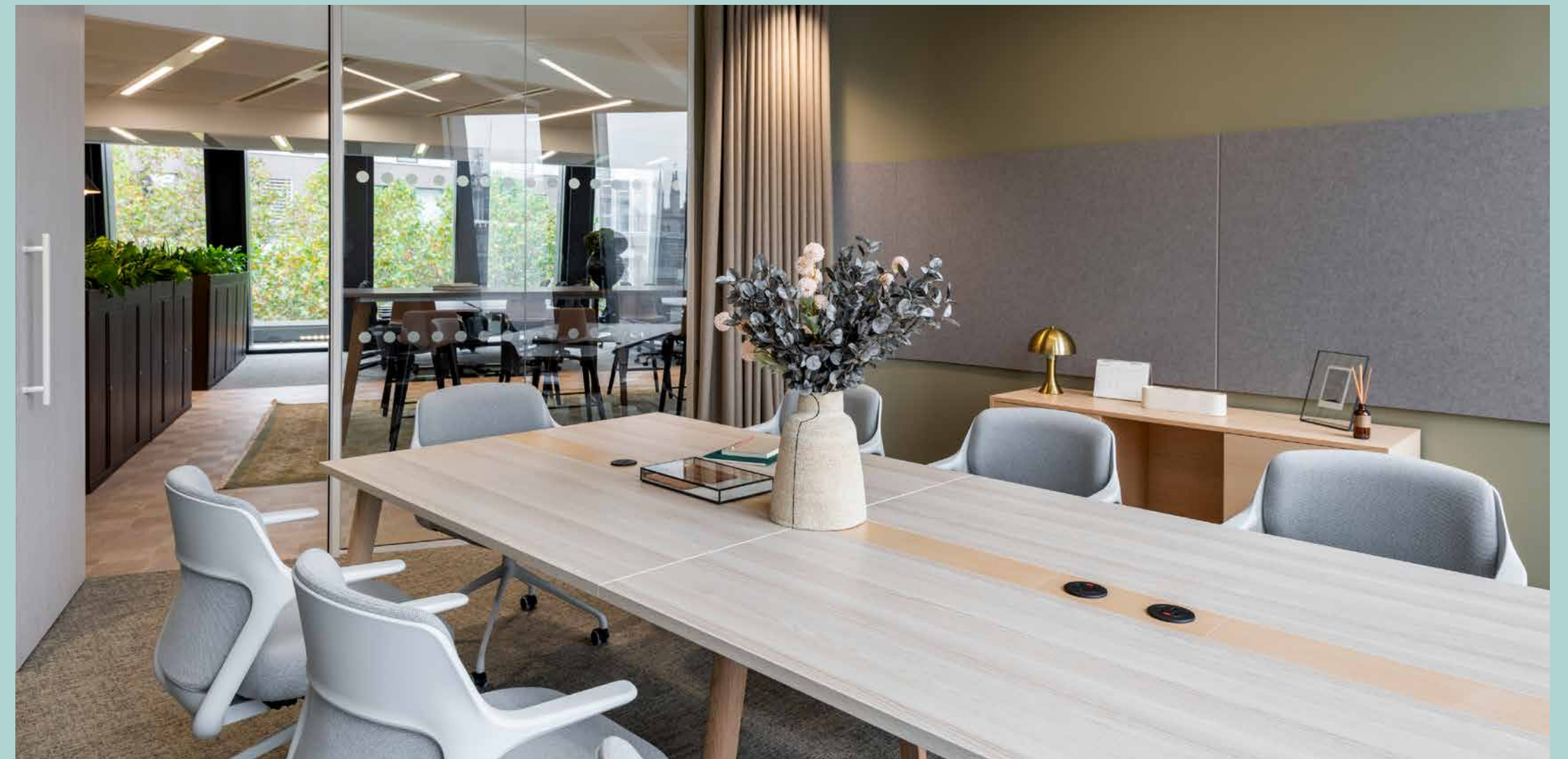
Fully accessible raised floors



5 showers, lockers, 30 cycle racks and 18 Brompton bike lockers

EPC

EPC B (31)







Location

Located between the City's financial hub and Farringdon's creative quarter

90 Barts Close is enviably located between the bustling financial hub of the City of London and the trendsetting creative hub of Smithfield / Clerkenwell.

The area offers a fusion of commerce, culture and connectivity. Your staff will benefit from immediate access to a diverse mix of independent restaurants, cafés, bars and shops and established transport links which now includes the Elizabeth Line.

Looking forward, the area's creative core will continue to flourish with the Barbican Arts Centre to the North and the repositioned Museum of London to the West forming the corner stones of the City Corporation's new 'Cultural Mile'.



Smithfield Market



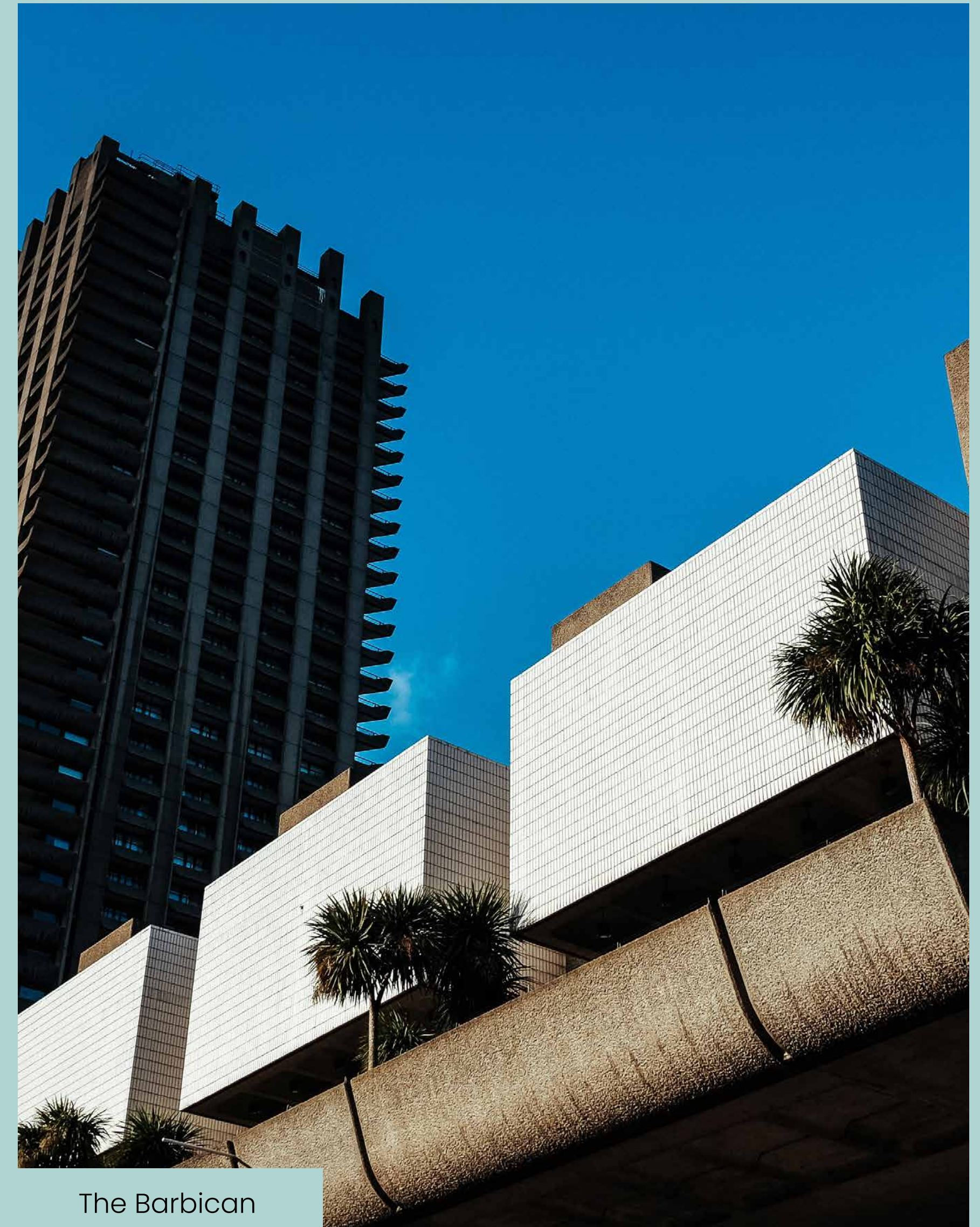
Museum of London



Smithfield Market



Smiths of Smithfield



The Barbican





Kaleidoscope Building



Enoteca Rabezzana



Smithfield Market



IBAI

Local amenities



RESTAURANTS

1. St John
2. Manicomio
3. Half Cup
4. APULIA
5. Café Du Marché
6. Club Gascon
7. The Zetter Townhouse
8. Brutto
9. Cubana
10. Luca
11. IBAI



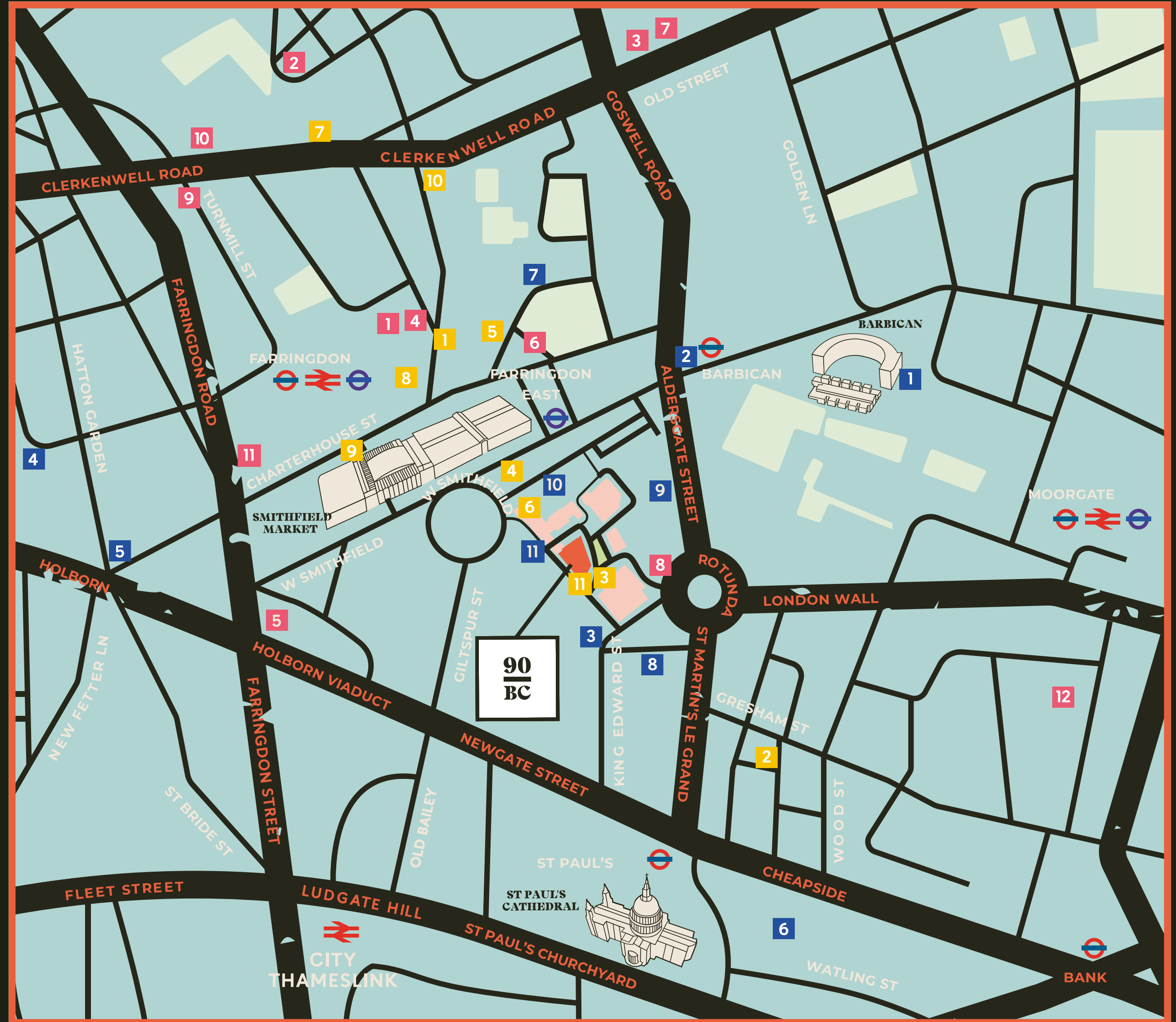
OCCUPIERS

1. AKQA
2. Deloitte Digital
3. AHMM
4. Save the Children
5. Amazon
6. Anomaly
7. Spark 44
8. FTI Consulting
9. Publicis Groupe
10. Ennismore
11. Trade Desk
12. Chicago Booth



LIFESTYLE

1. Barbican Arts Centre
2. Virgin Active
3. Pure Gym
4. Gymbox
5. Bounce
6. One New Change
7. Charterhouse Square
8. Postman's Park
9. Museum of London
10. St Bartholomew the Great
11. LAP Bikes





Connections

TOWER BRIDGE

LONDON BRIDGE

BANK

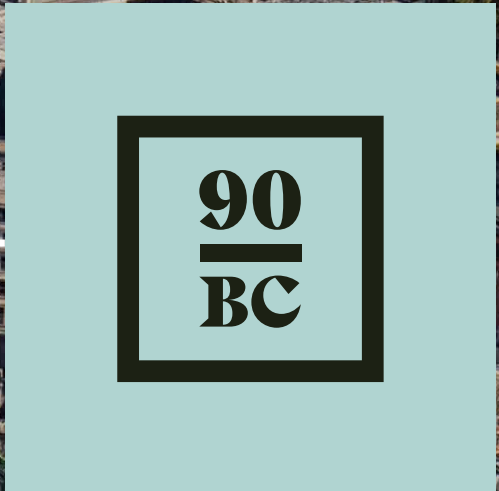
ST PAUL'S CATHEDRAL

BARBICAN ESTATE

ST PAUL'S

THE OLD BAILEY

BARBICAN



FARRINGDON

SMITHFIELD MARKET

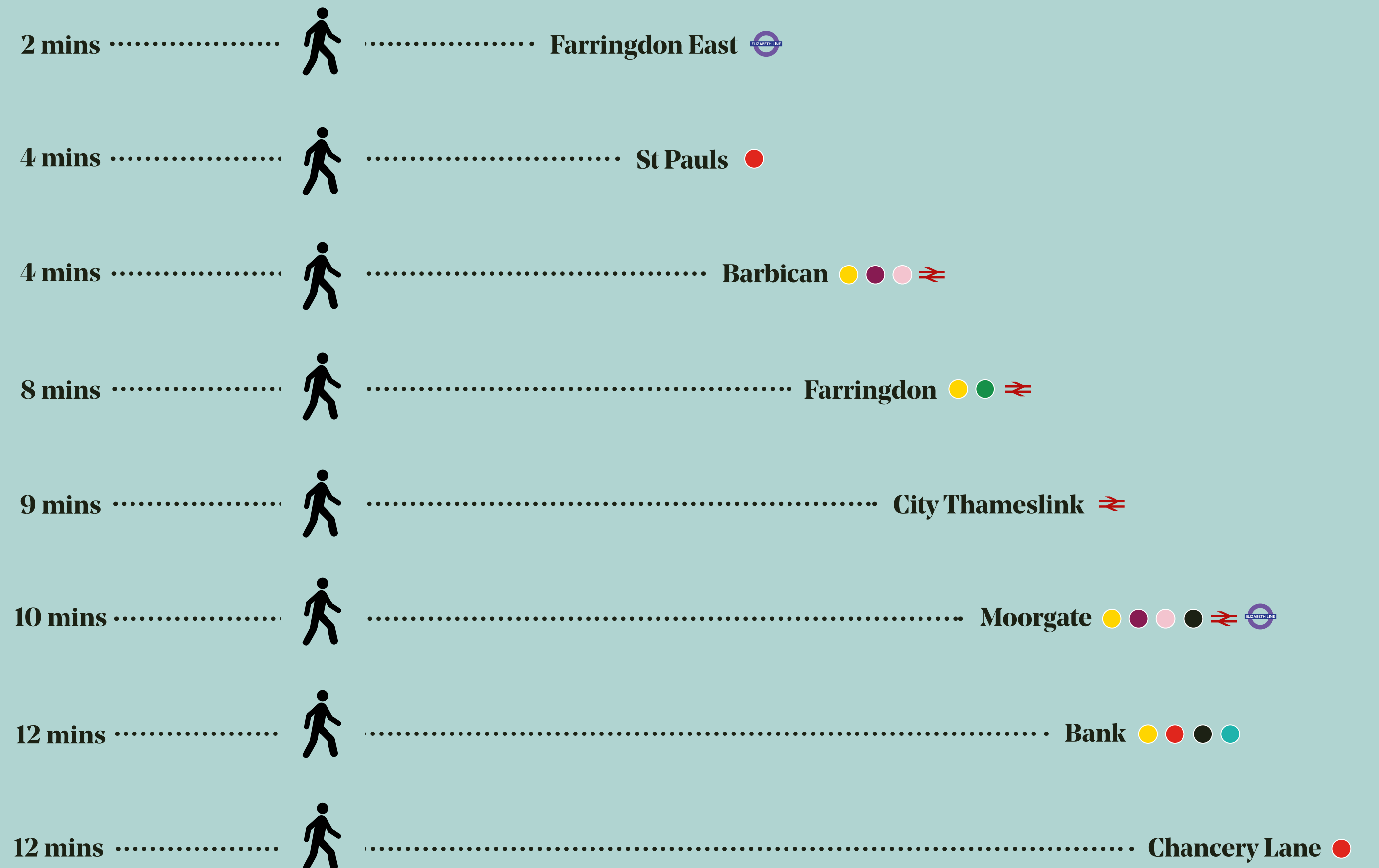
FARRINGDON

90 Barts Close is a short walk from a range of tube and mainline stations

Now that Elizabeth Line (Crossrail) has opened, Farringdon will become one of the busiest stations in the UK providing access to Underground, Thameslink and Crossrail rail services.

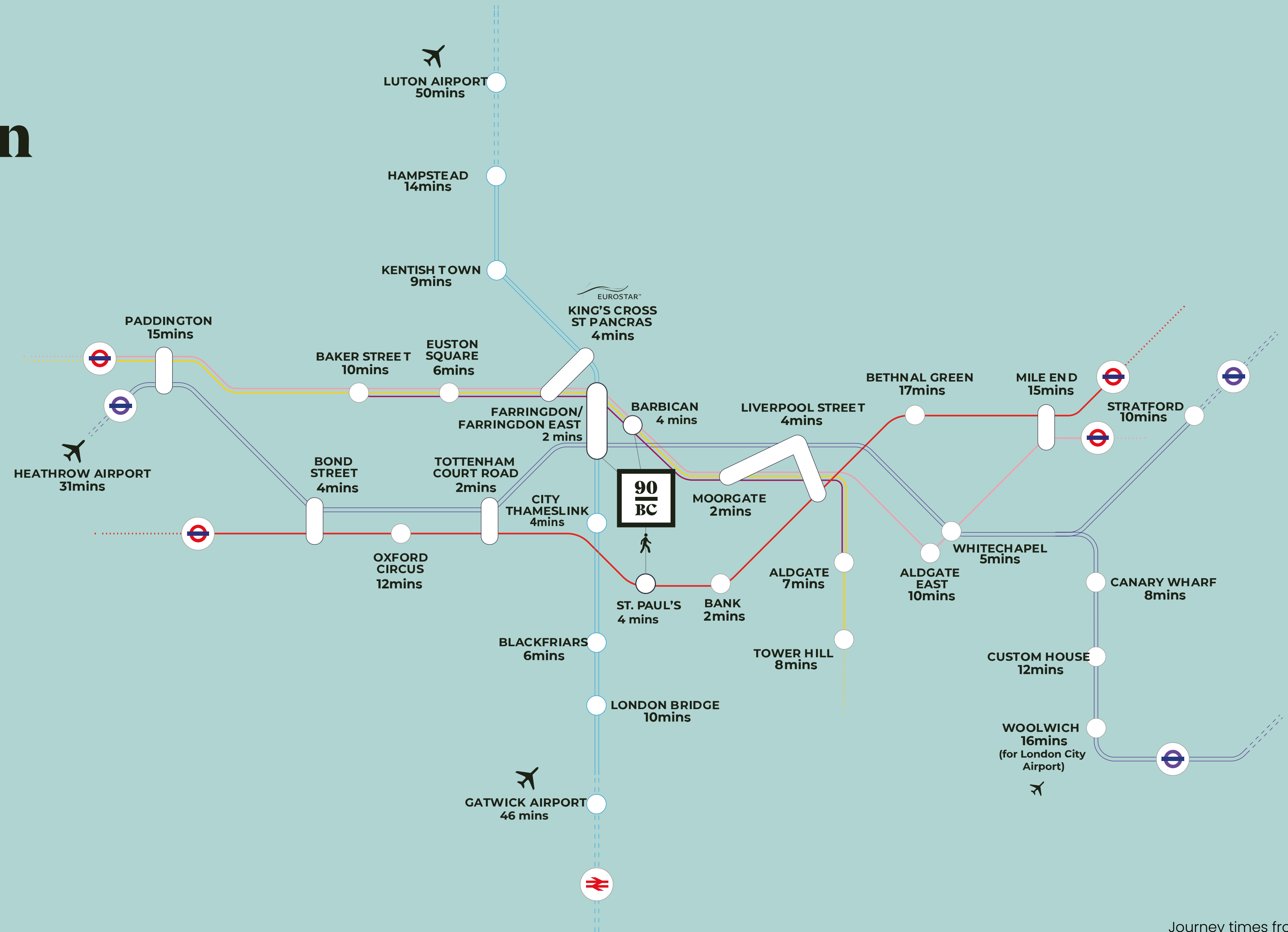
The West End, King's Cross, the City and the South Bank will all be no more than two stops away. Heathrow, Gatwick and Luton airports are accessible by direct rail services.

Walking distances from 90 BC



All journey times calculated from the nearest station to Barts Close.

Journey times from Farringdon east station



- Hammersmith & City
- Circle
- Metropolitan
- Central
- Thameslink
- Elizabeth Line

Journey times from TFL





Contact

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Terms : Available upon request
Viewings : Through sole letting agents

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