

New normal working

An ideal opportunity to acquire a newly refurbished, high quality, self contained office totalling 5,832 sqft of Grade A accommodation. The premises are arranged over ground and lower ground floors and falls under the new **“E & F Class planning uses”** which provides flexibility to suit a number of alternative occupier needs. The building comes with unparalleled connectivity and state-of-the-art cycle facilities.

Occupier safety is at the core of the design, with a number of Covid-secure features in place to give employees and visitors peace of mind, including heating and cooling fresh air handling systems and microbial surface treatments.

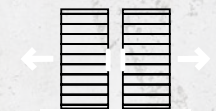


Covid 19/Anti bacterial features



Multiple dedicated entrances with standalone bike storage access

Anti-microbial surfaces



Automatic doors & auto sensor taps

High quality fresh air system





Space for ideas to flow

Exposed services and thoughtful design touches bring the space to life with innovative materials at the forefront. The Ground Floor features attractive lightwells to the Lower Ground Floor and a feature staircase complemented by bespoke pendant lighting with unparalleled floor to ceiling heights throughout and up to 5 metres in parts.

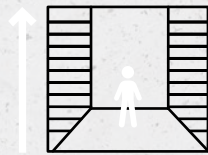
All details considered



Tech enabled, Grade A accommodation



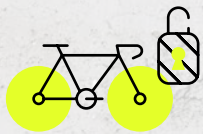
CAT A refurbished office space



Unrivalled floor to ceiling heights - up to 5 metres in parts



Raised floors throughout and new 8 person lift



Locked cycle storage with separate dedicated entrance to changing facilities



4 x building entrances



Fibre ready



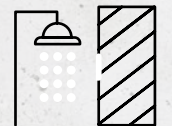
Anti-microbial handrails and handles



Heating & cooling and high quality fresh air systems



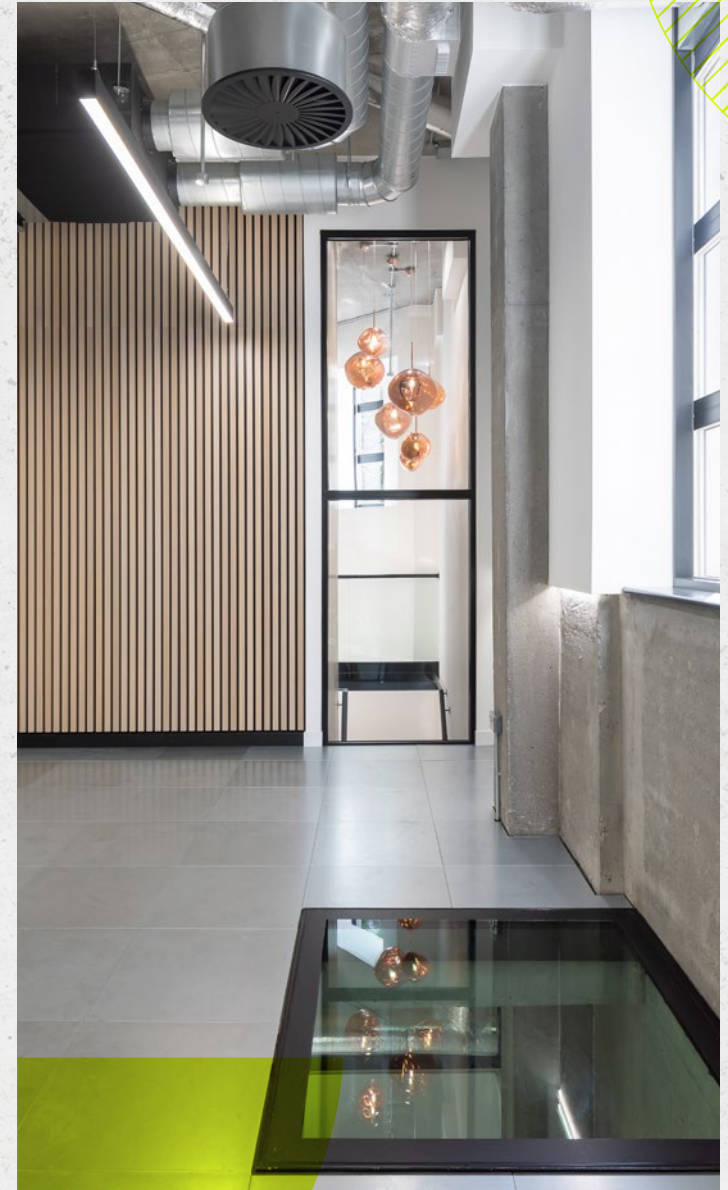
Mag locks and fob system installed

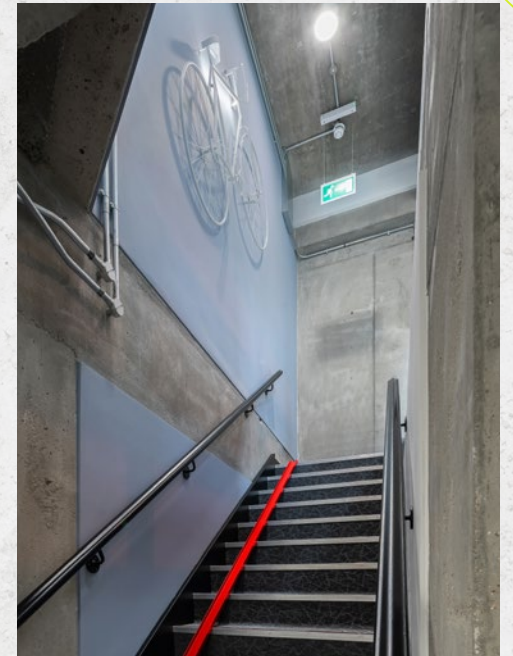


New WC block with 2x showers and changing facilities



DDA toilet facilities with alarm





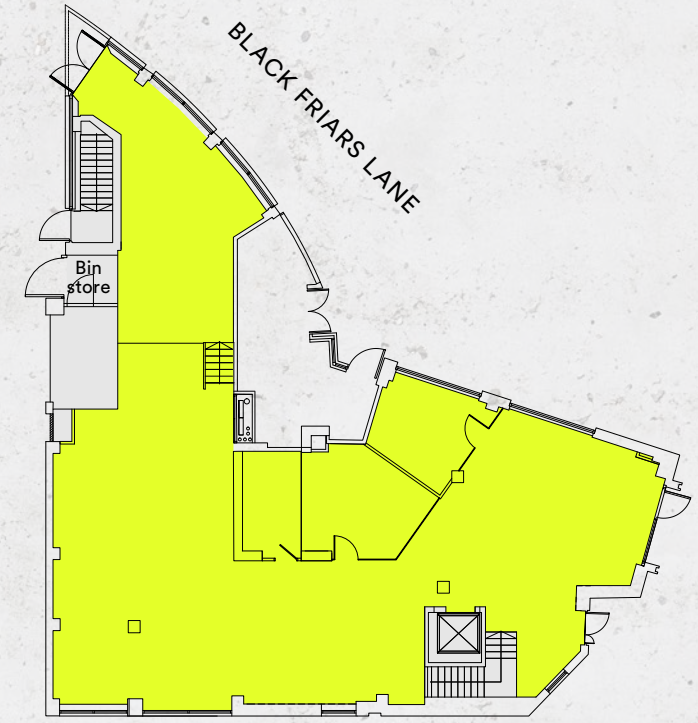
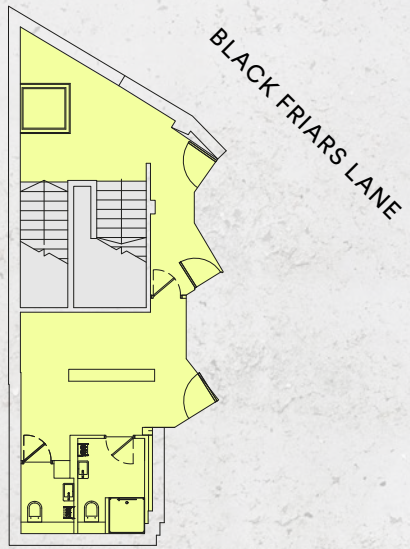


Lower Ground Floor

Bike Store & Changing Facilities

Lower Ground Floor 2,986 sq ft (277.4 sq m)

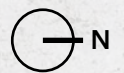
Ground Floor 2,846 sq ft (264.4 sq m)



WAITHMAN STREET

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For indicative purposes only. Plans not to scale.



33 Black Friars Lane



Grace - Carter Lane



Smithfield Market



Gabriels Wharf - Bankside



St Paul's



Paternoster Chop House - Paternoster Square



Smiths of Smithfield - Farringdon

A bustling location

The area is filled with numerous bar, restaurant and retail offerings, along with serene relaxing green spaces. Farringdon and Smithfield Market are only a short walk away, or a stroll over the river will take you onto the South Bank.

Feel connected

Transport links to the area are exceptional, which is why so many high profile neighbours have chosen to call it home.

Local talent



Deloitte.

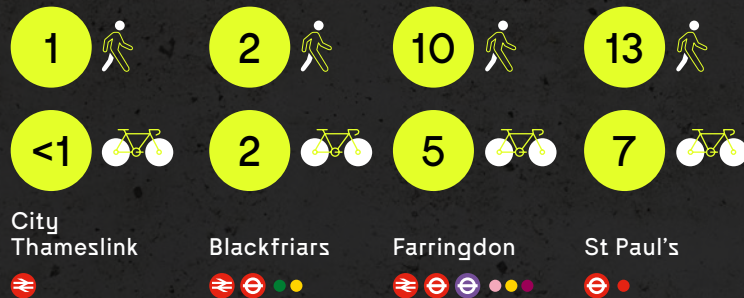


Baker McKenzie.

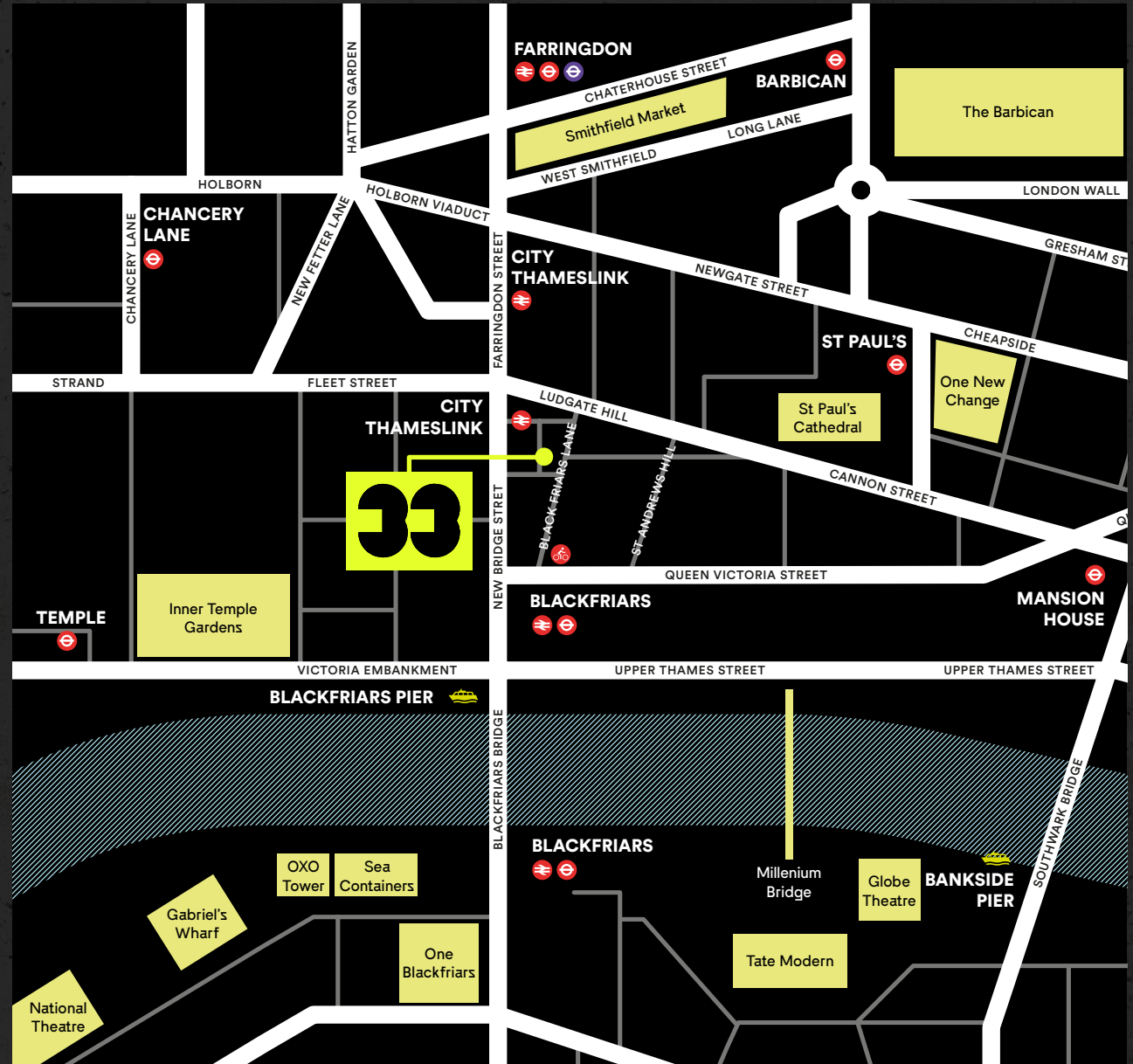


J.P.Morgan

Connectivity



Walk and cycle times from the building. Source TfL.



Further information

Terms

Available to lease or buy.

Viewing

Strictly through the joint sole letting agents.

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