

6

Middle Street

FARRINGTON EC1





#### THE BUILDING

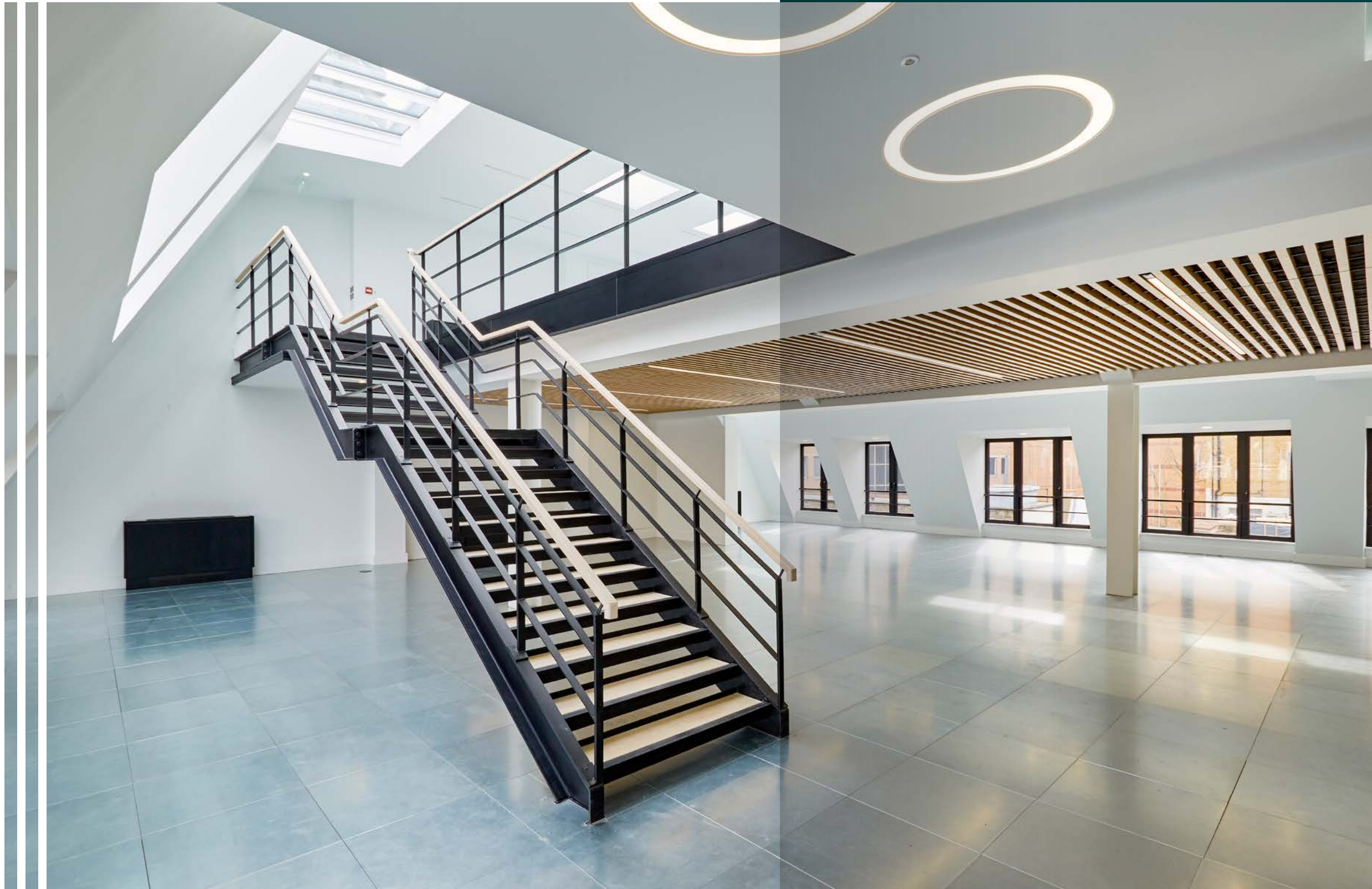
**6 MIDDLE STREET IS LOCATED WITHIN A MINUTE'S WALK OF THE NEW FARRINGDON STATION CROSSRAIL ENTRANCE.**

**THIS CHARACTERFUL BUILDING HAS UNDERGONE A SIGNIFICANT TRANSFORMATION TO PROVIDE 12,502 SQ FT (1,161 SQ M) OF CONTEMPORARY LIGHT FILLED OFFICE ACCOMMODATION OVER SEVEN FLOORS.**

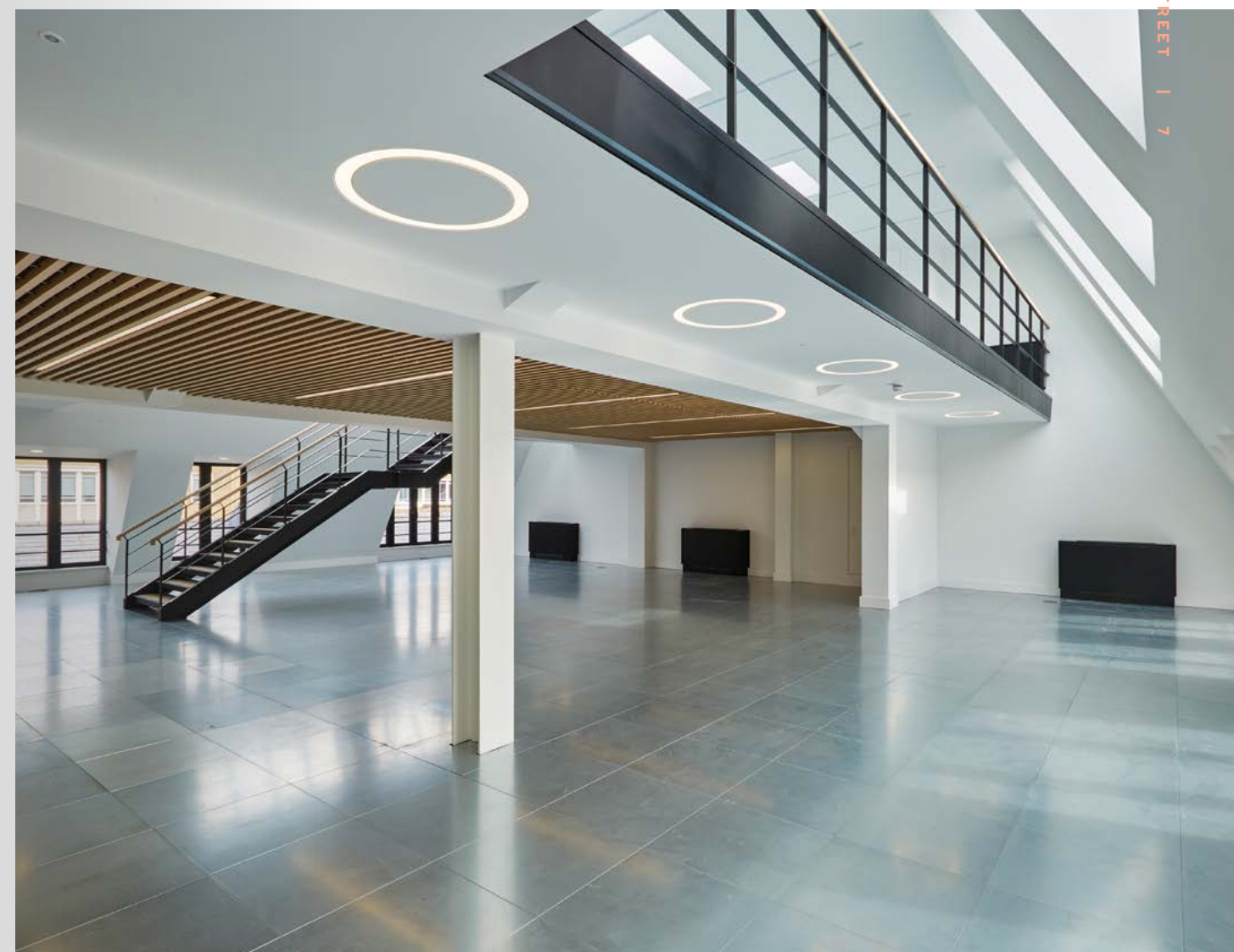
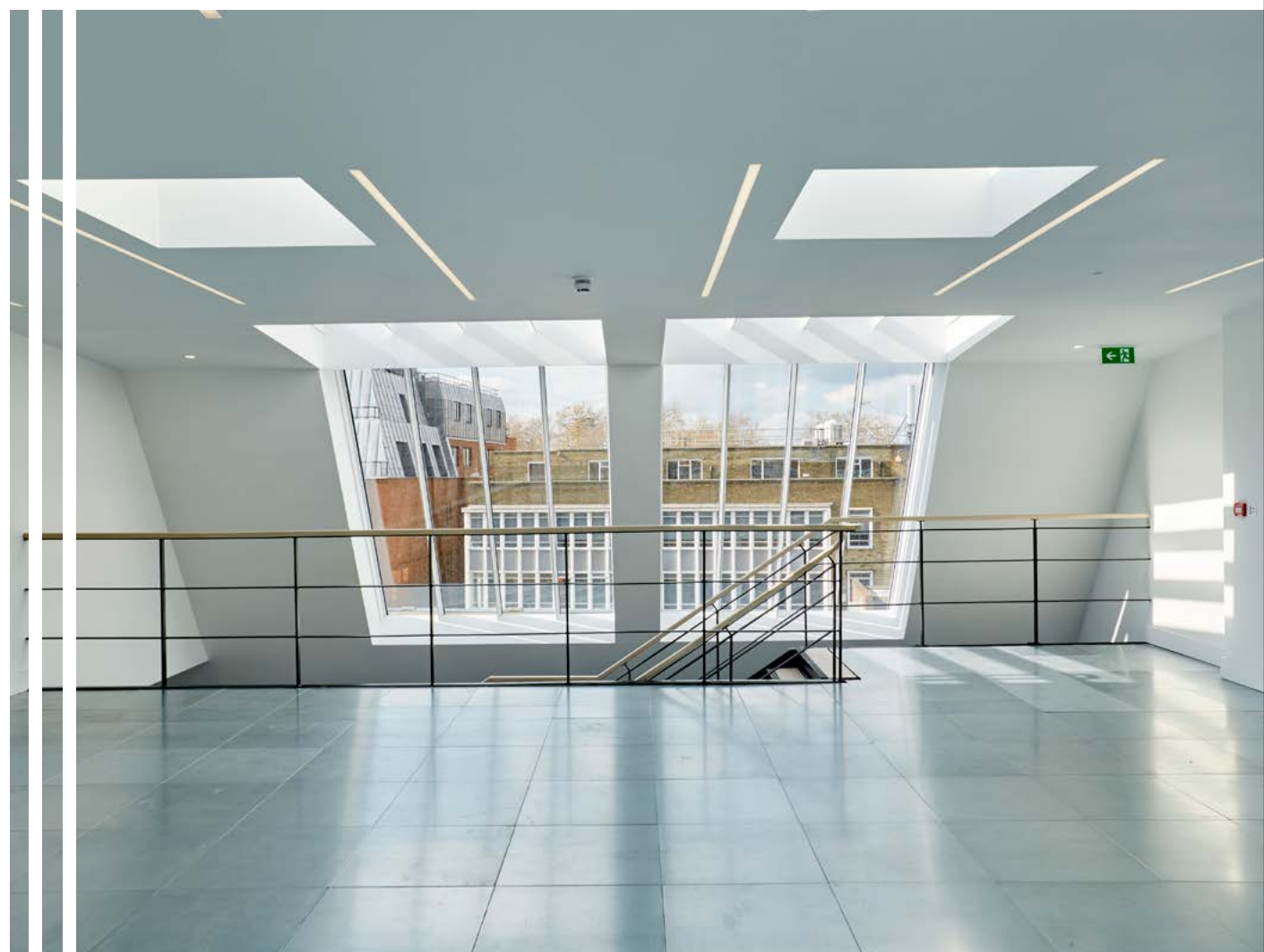
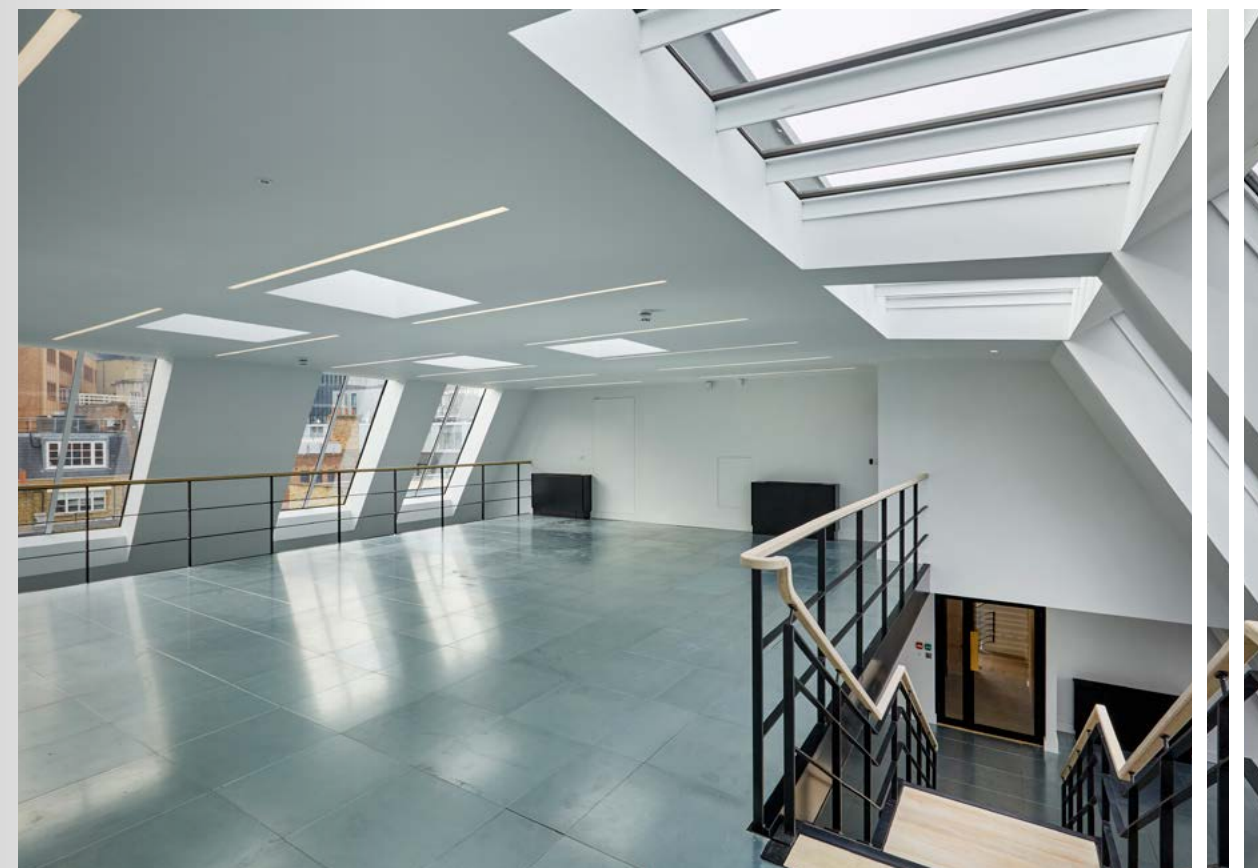


# UNIQUE DESIGN

The building is crowned by a stunning new 2,804 sq ft (260 sq m) duplex unit with an interlinking staircase. The floors provide exceptional natural light and a truly unique working environment.

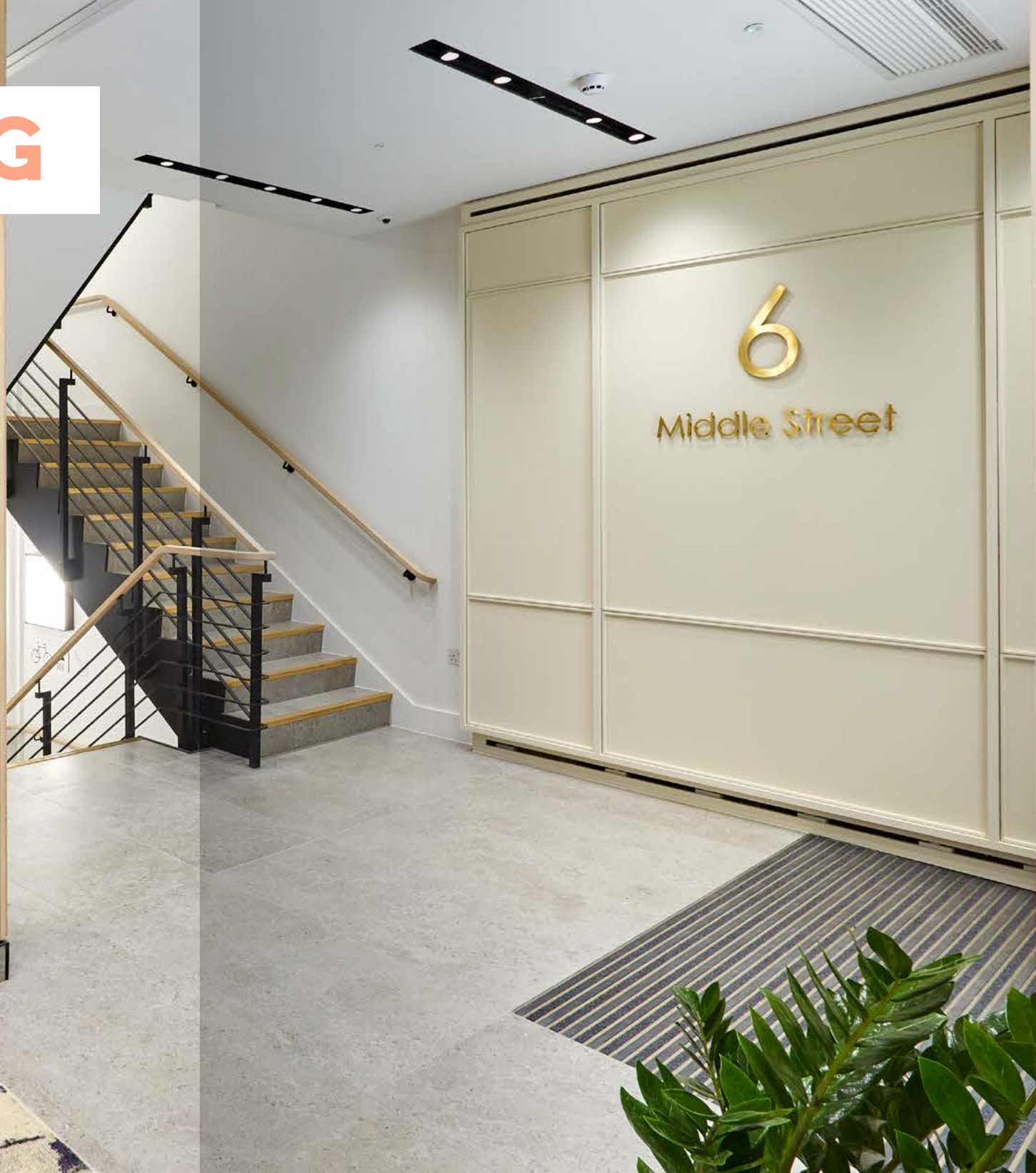








# THE BUILDING



## SUMMARY SPECIFICATION



**NEW 'BEST IN CLASS'**  
design and specification



**CONTEMPORARY**  
reception

**1:8**

**OCCUPATIONAL DENSITY**  
of 1:8 sq m



**EXCEPTIONAL**  
private terrace



**NEW**  
air conditioning



**UNIQUE DUPLEX SPACE**  
at top of building



**SELF CONTAINED**  
ground and lower ground  
with separate entrance



**FIBRE**  
**CONNECTIVITY**



**EPC**  
**RATING B**



**26**  
cycle spaces with  
designated entrance



**28**  
lockers



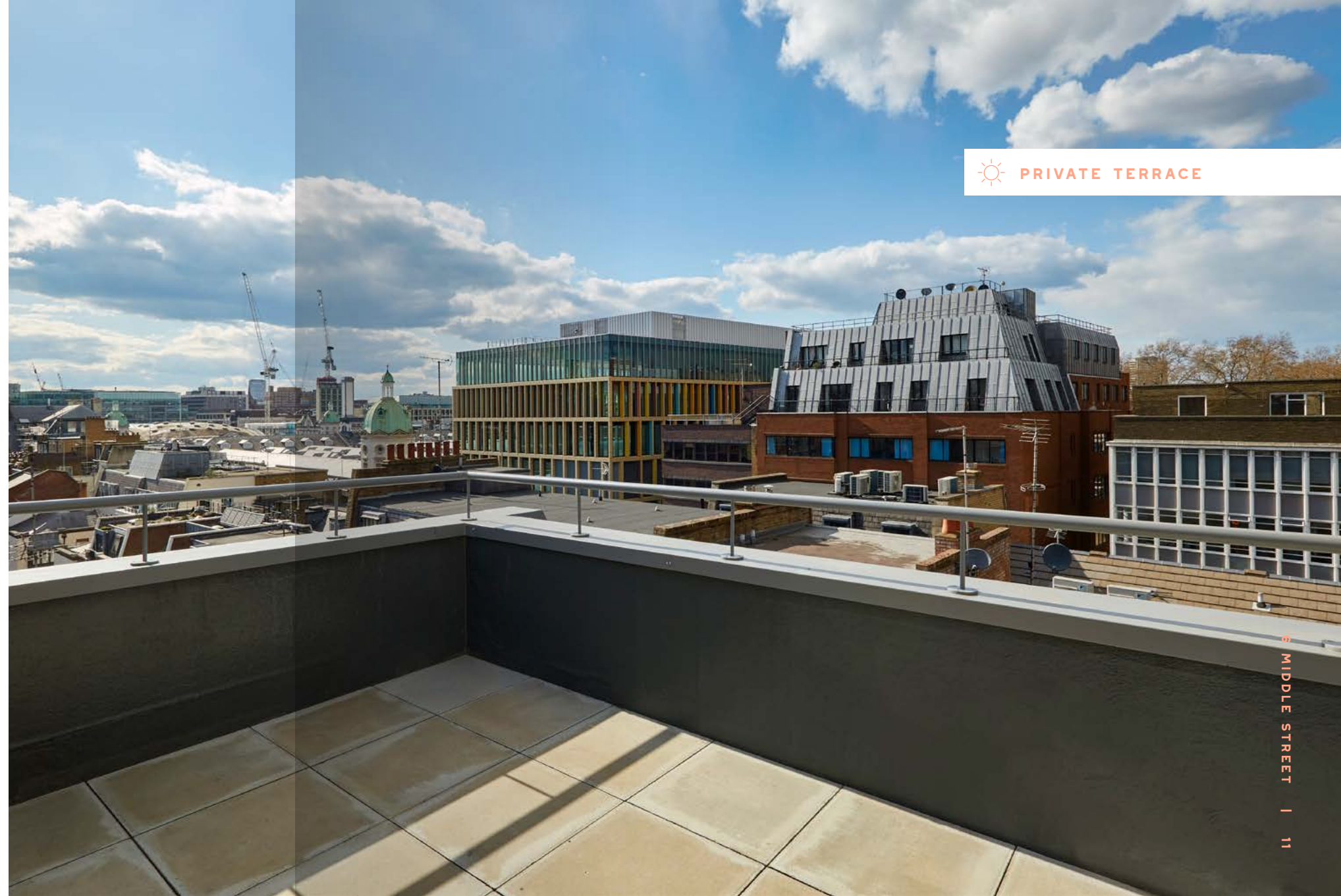
**SHOWERS**  
with private  
changing facilities



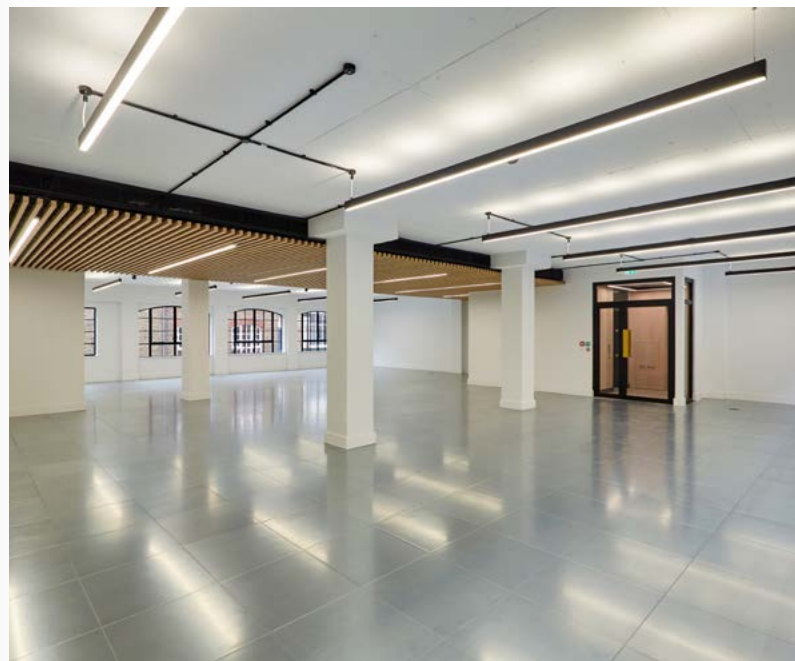
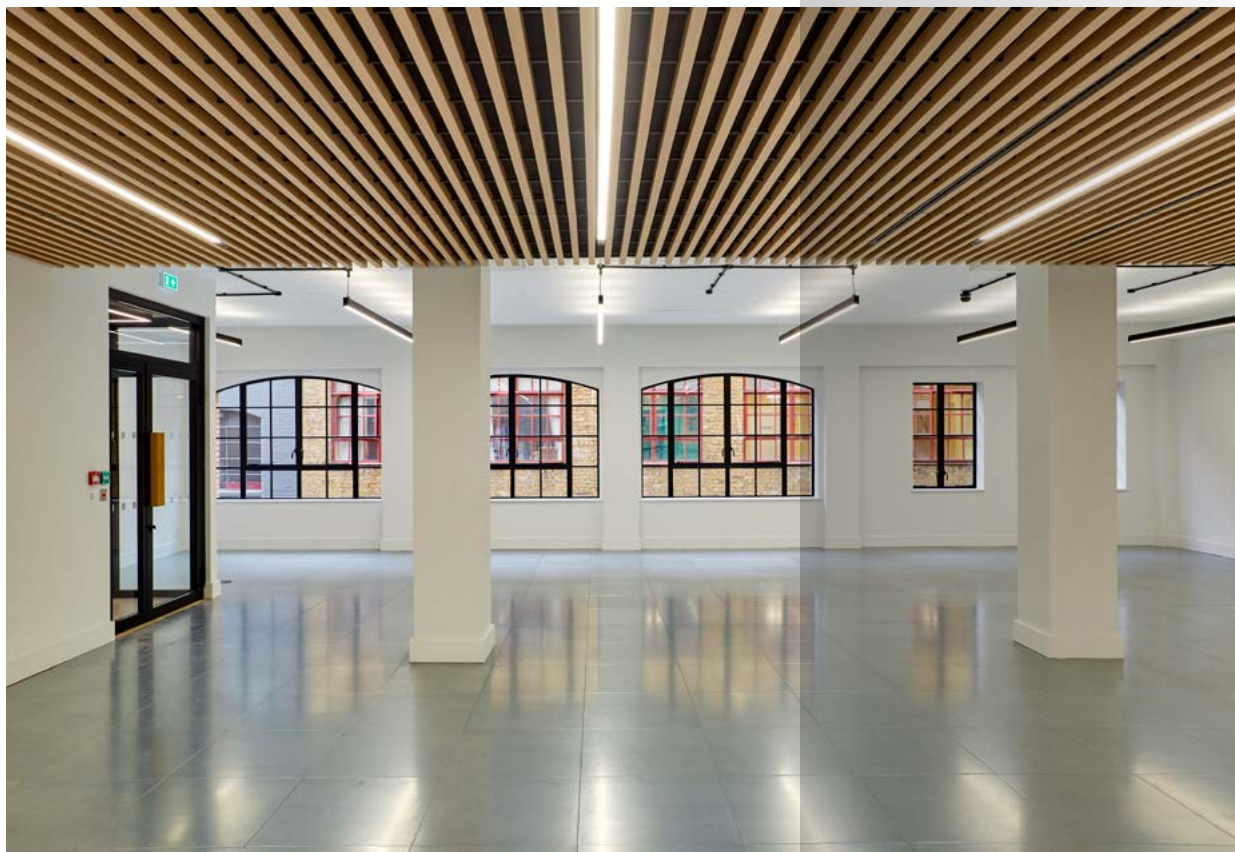
**ECO CREDENTIALS**

- Energy efficient VRV heating/cooling system
- Sedum Roof
- Cycling facilities
- Responsible sourcing of materials
- Water metering strategy
- Energy efficient lighting
- Natural ventilation strategy











# LOCATION

## DIVERSE AND THRIVING DESTINATION

Situated in the heart of bustling Smithfield Market and on the doorstep of Farringdon and Clerkenwell, occupiers of 6 Middle Street will be surrounded by some of London's most exciting restaurants, bars and world-renowned cultural institutions including the Museum of London and the Barbican Centre.



A NEW ENTRANCE TO FARRINGDON STATION SITS MOMENTS AWAY. MAKING THE BUILDING'S TRANSPORT LINKS ARGUABLY THE BEST IN LONDON.



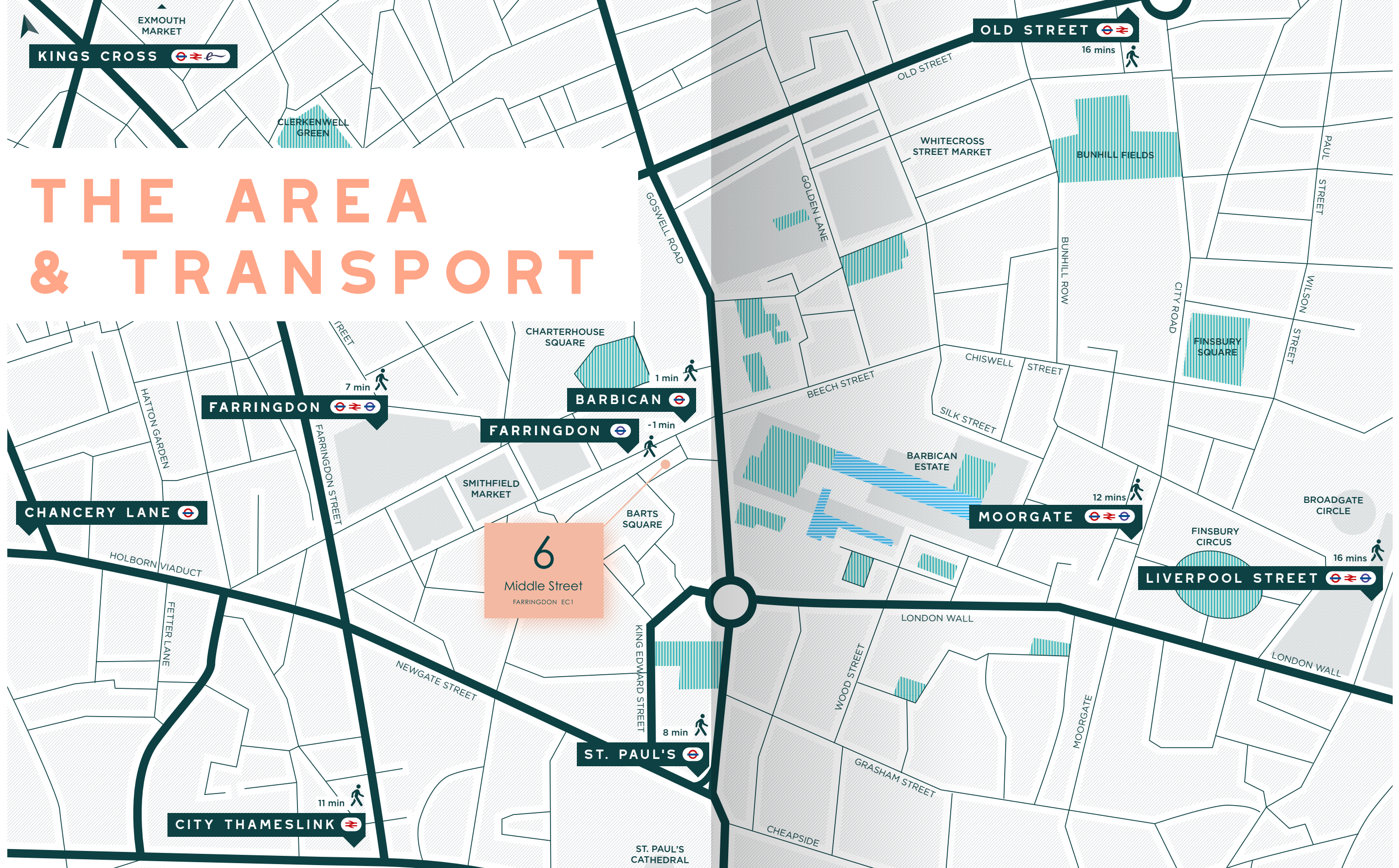
6 MIDDLE STREET | 15



OCCUPIERS WILL ENJOY UNRIVALLED TRANSPORT CONNECTIVITY WITH CROSSRAIL, THREE LONDON UNDERGROUND LINES AND CITY THAMESLINK SERVICES, UNDER A MINUTES' WALK FROM THE BUILDING.



# THE AREA & TRANSPORT



CROSSRAIL:  
THE ELIZABETH  
LINE



FARRINGDON

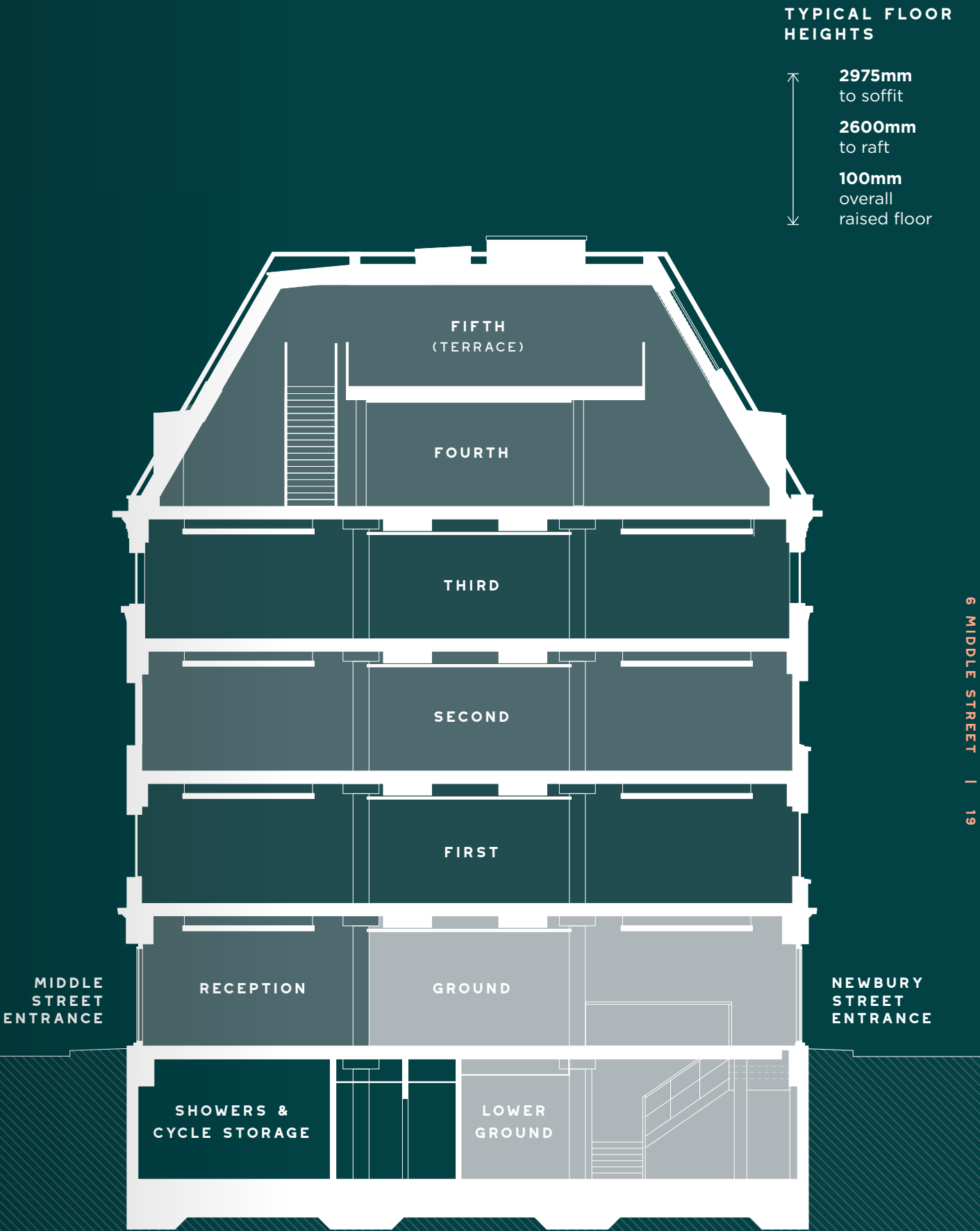




# ACCOMMODATION

FLOOR	USE	SQ FT	SQ M
FIFTH (TERRACE)	OFFICE	862	80
FOURTH	OFFICE	1,942	180
THIRD	OFFICE	2,218	206
SECOND	OFFICE	2,235	208
FIRST (PLUG AND PLAY)	OFFICE	2,226	207
GROUND	RECEPTION	239	22
GROUND	OFFICE	1,610	150
LOWER GROUND	OFFICE	1,170	108
TOTAL		12,502	1,161

ALL MEASUREMENTS ADHERE TO THE RICS CODE OF MEASURING PRACTICE (6TH EDITION)  
IPMS3 AREAS AVAILABLE ON REQUEST.





# THE WORKSPACE

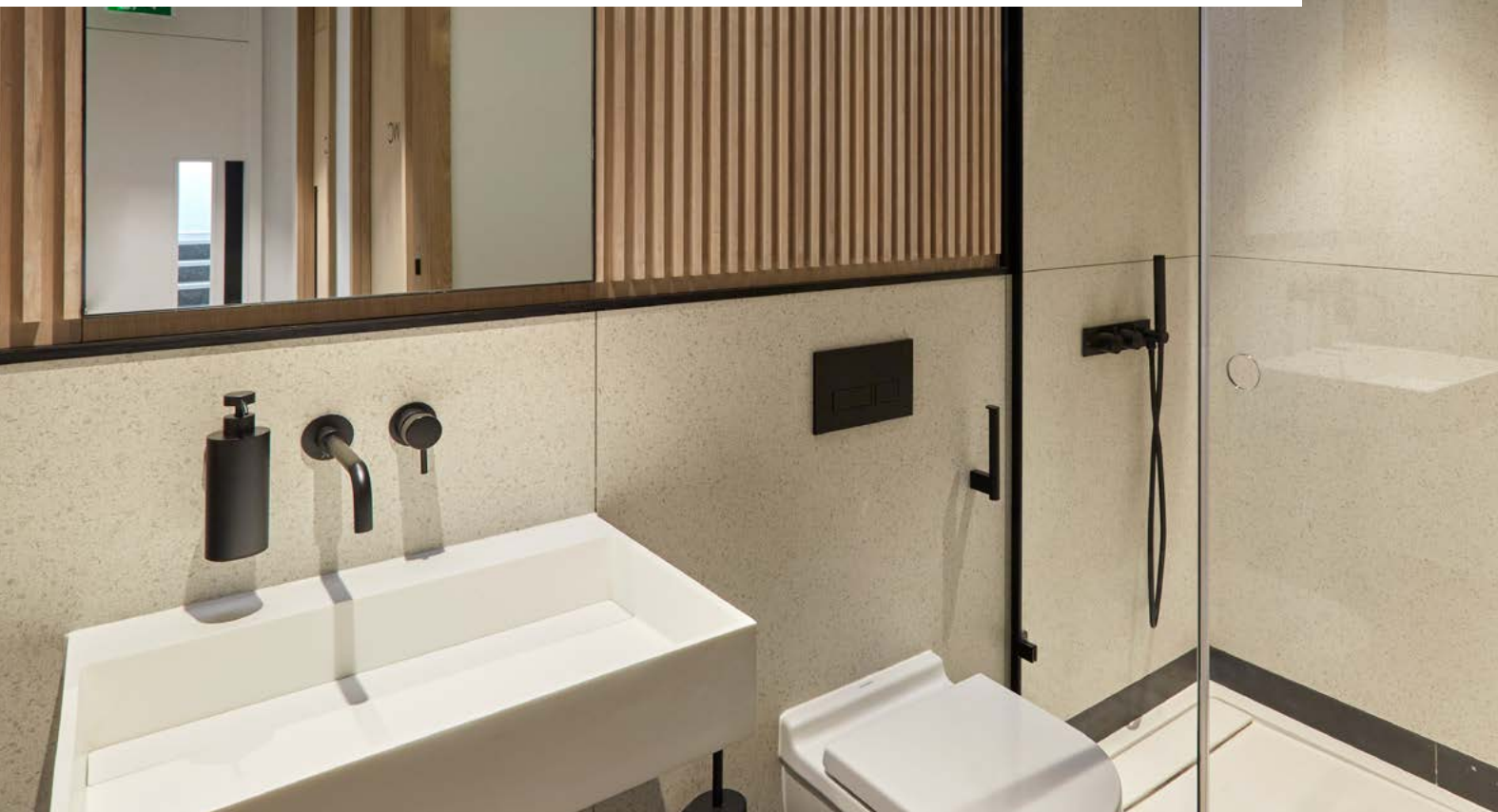
EACH FLOOR  
OFFERS LIGHT  
FILLED, FLEXIBLE  
SPACE, FINISHED  
TO THE HIGHEST  
STANDARD







# END OF TRIP FACILITIES



**26 CYCLE SPACES**



**28 LOCKERS**



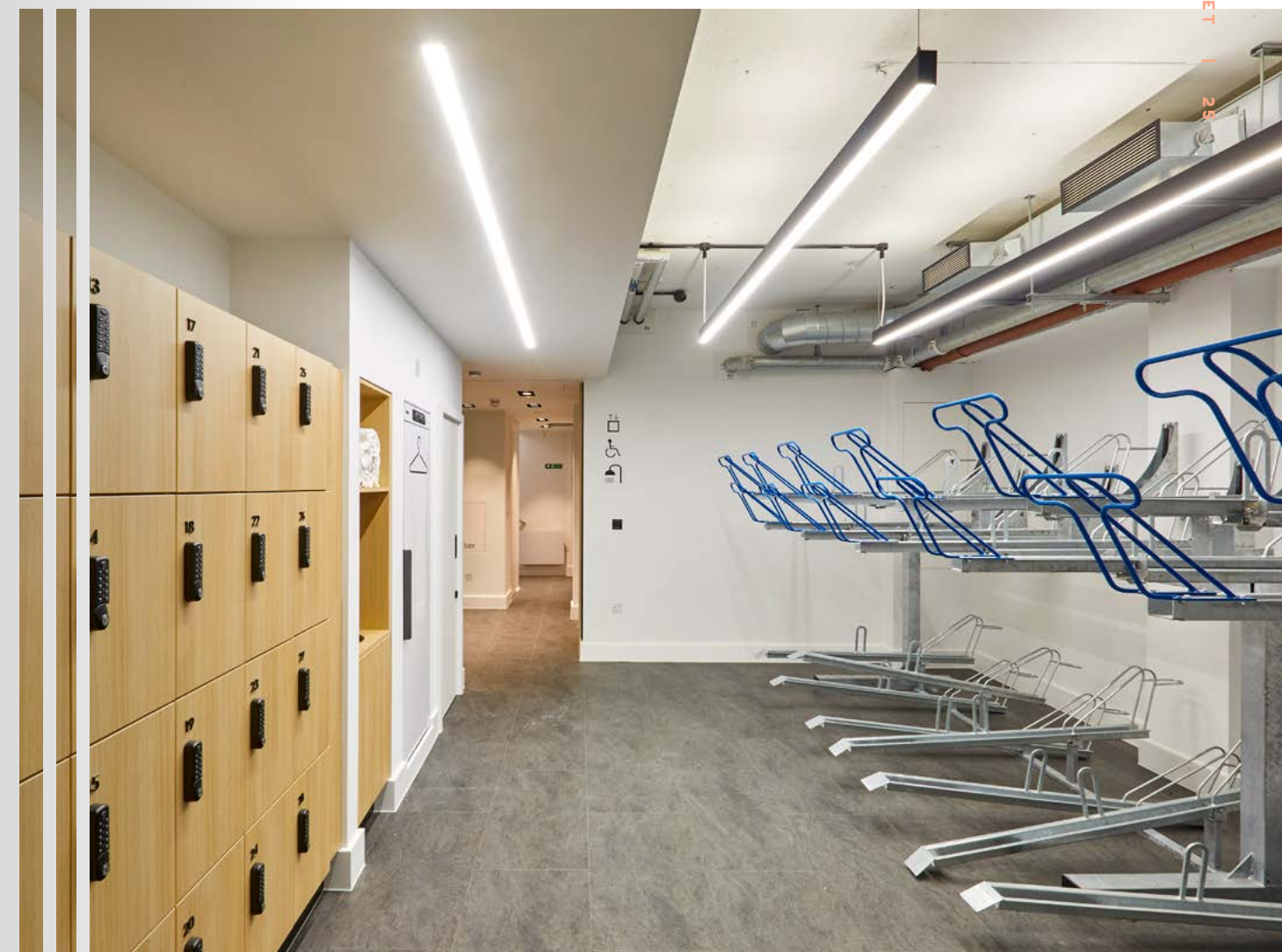
**DRYING CABINET**



**TOWEL SERVICE**

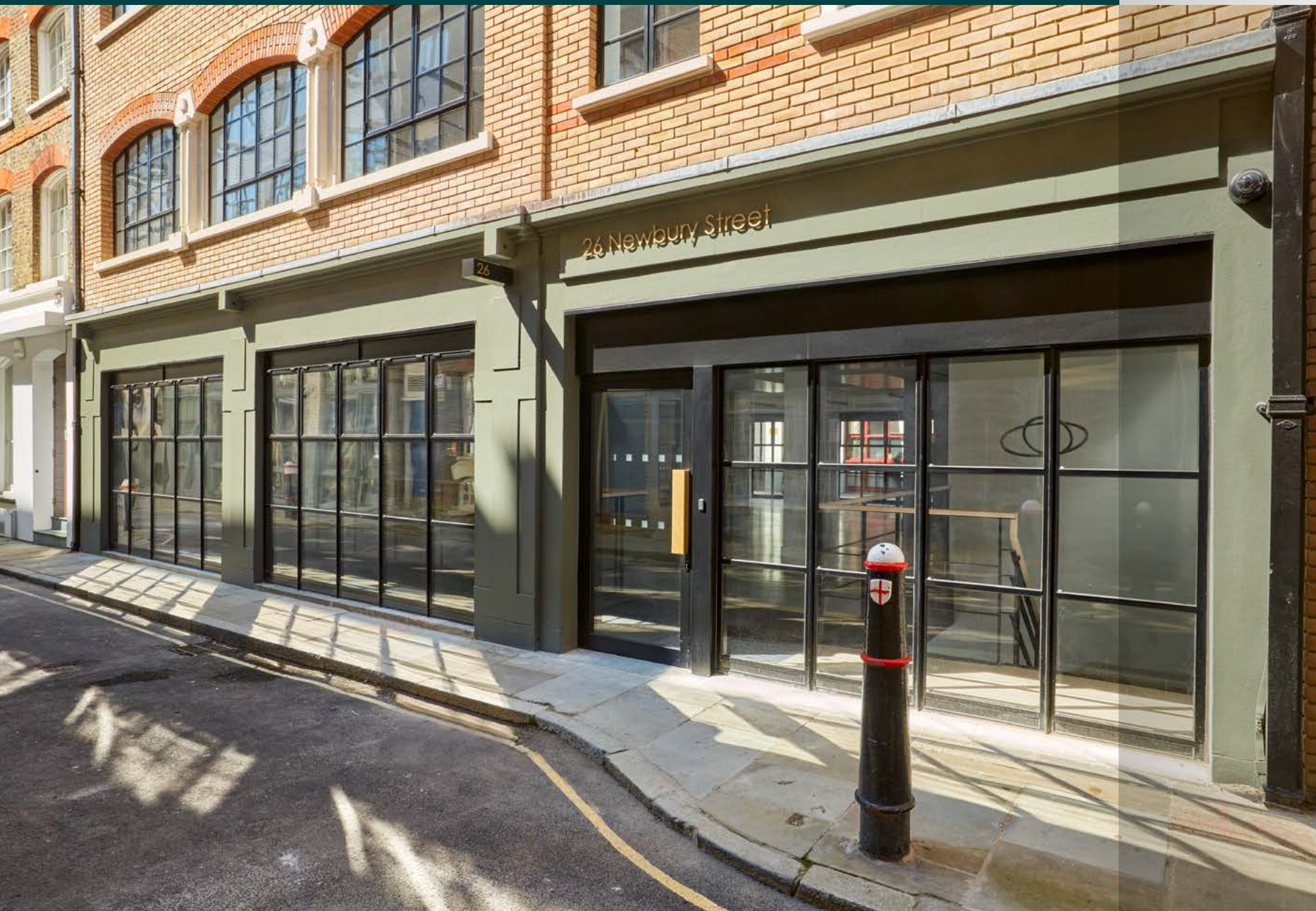


**4 SHOWERS**  
with private changing facilities





# DUAL ENTRANCE



6 MIDDLE STREET | 27

## SELF CONTAINED GROUND AND LOWER GROUND FLOOR 2,780 SQ FT (258 SQ M)

The building's dual frontage provides occupiers with the ability to utilise a self-contained entrance on Newbury Street.

The floors are linked by an interlinking staircase and a cut-away slab, bathing the lower ground floor in natural light.



CGI of indicative fit out

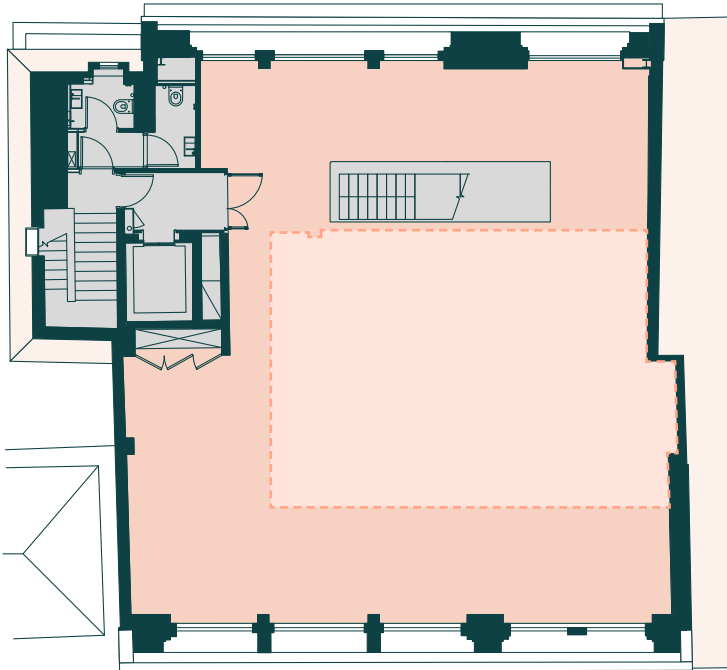


# FLOOR PLANS

## FOURTH & FIFTH FLOORS

2,804 SQ FT  
(260 SQ M)

5th floor



## FIRST FLOOR (PLUG & PLAY)

2,226 SQ FT  
(207 SQ M)



KEY  
Office  
Core

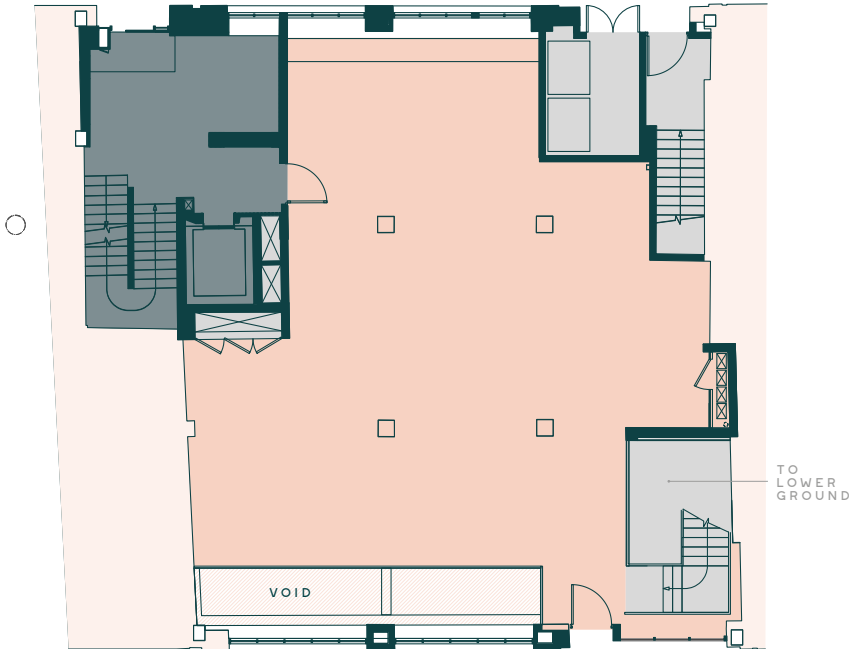


Floor plans not to scale,  
for indicative purposes only.

NEWBURY STREET

## GROUND FLOOR

1,610 SQ FT  
(150 SQ M)



## LOWER GROUND

1,170 SQ FT  
(108 SQ M)



KEY  
Office  
Core  
Reception



Floor plans not to scale,  
for indicative purposes only.

NEWBURY STREET



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May 2021.