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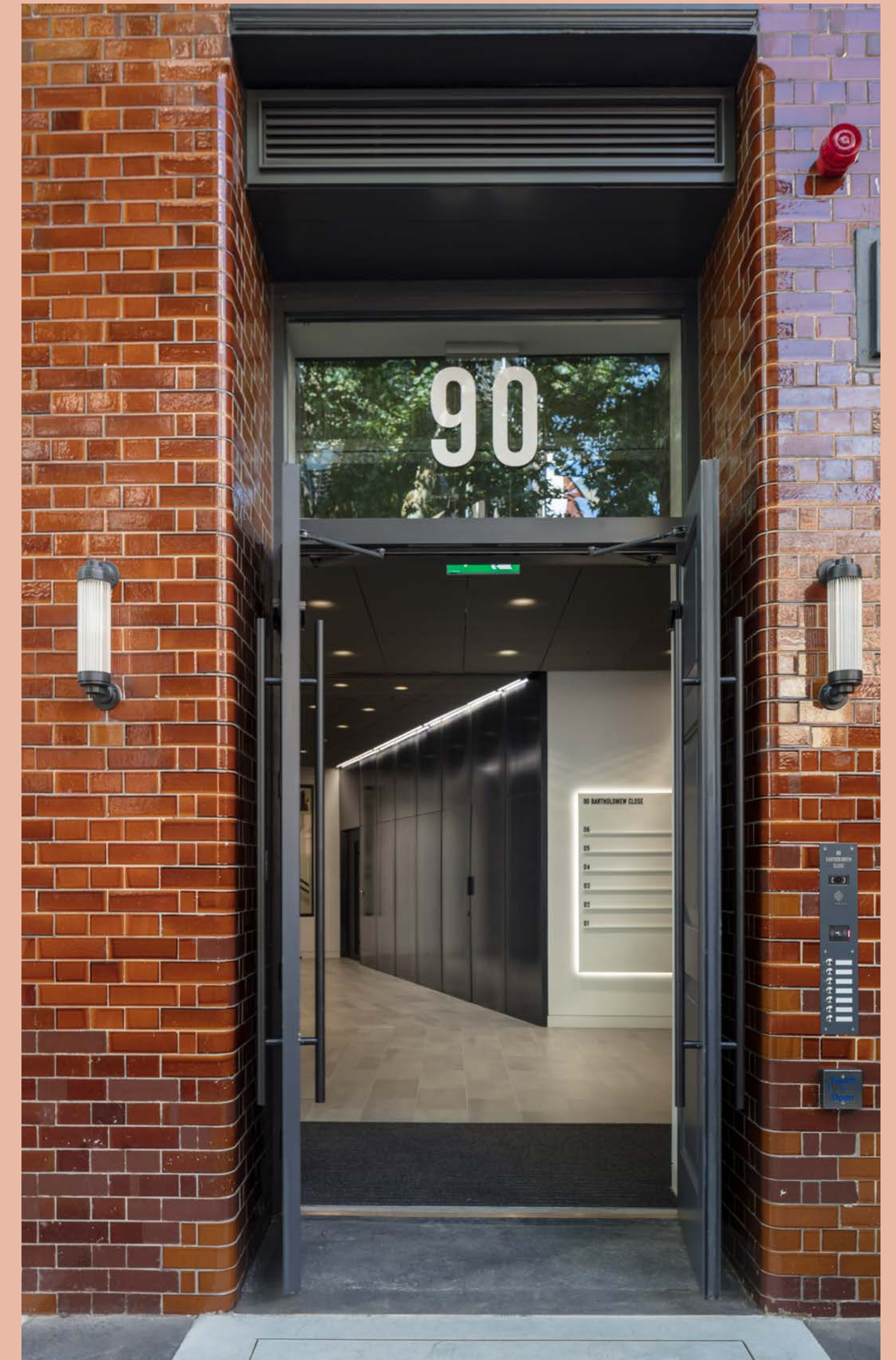


# The Building



# Modern office space meets classic Victorian architecture

Originally a Victorian lino flooring factory, 90 Barts Close has recently been refurbished.









# Availability

Available accommodation:

Floor	NIA sq. ft.	NIA sq. m.
2nd	4,675 sq. ft.	434sq. m.

- 1

Boardroom (10 person)
- 1

Meeting room (6 person)
- 1

Comms room
- 1

Kitchenette / Break out
- 1

Reception desk / visitor seating
- 1

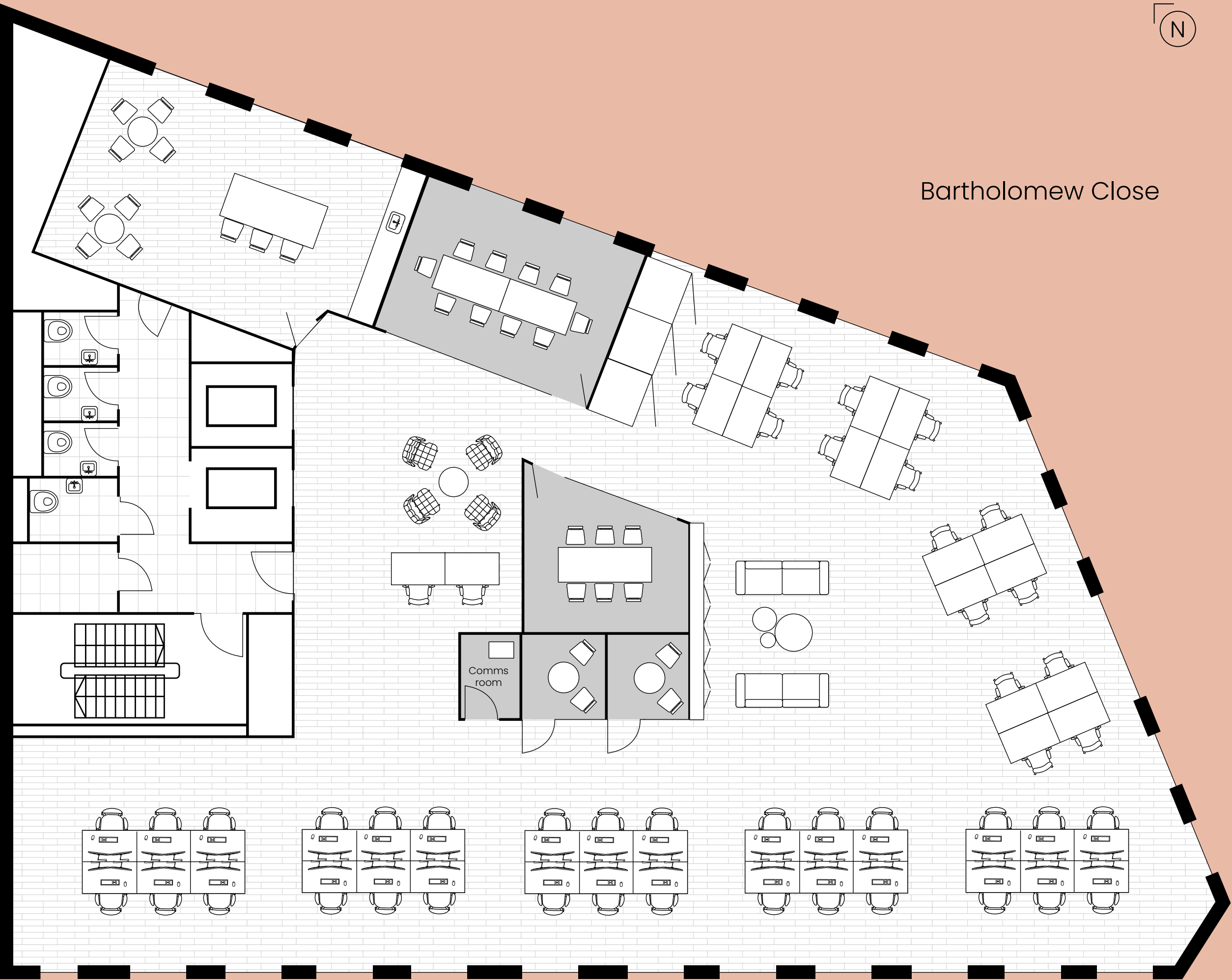
Open plan lounge / presentation area
- 2

Meeting room (2 person)
- 3

Phone booths
- 46

Open plan desks

2nd floor (Plug and Play)



Plan not to scale and for indicative purposes only.





Open plan area





◀ Open plan area

Meeting room ▼









▼ Meeting room



▼ Open plan area



▼ Meeting pods





# Features and amenities



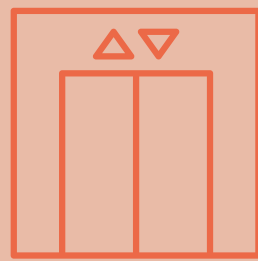
Fully plug  
and play



Warehouse  
style interior



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



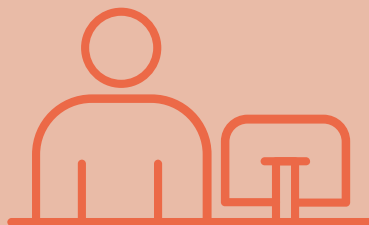
2 x 8 person  
passenger lifts  
and bicycle lift

BREEAM<sup>®</sup>

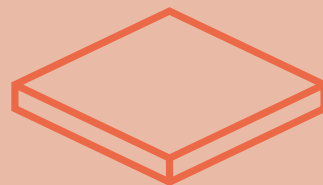
BREEAM ‘Excellent’



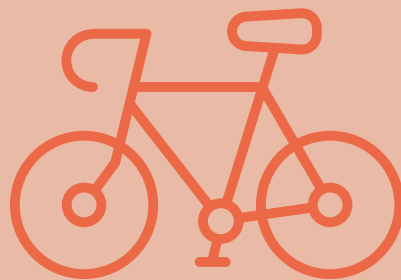
WiredScore Gold



Manned reception



Fully accessible  
raised floors



5 showers,  
30 cycle racks and  
18 Brompton bike lockers

EPC

EPC B (31)









# Location



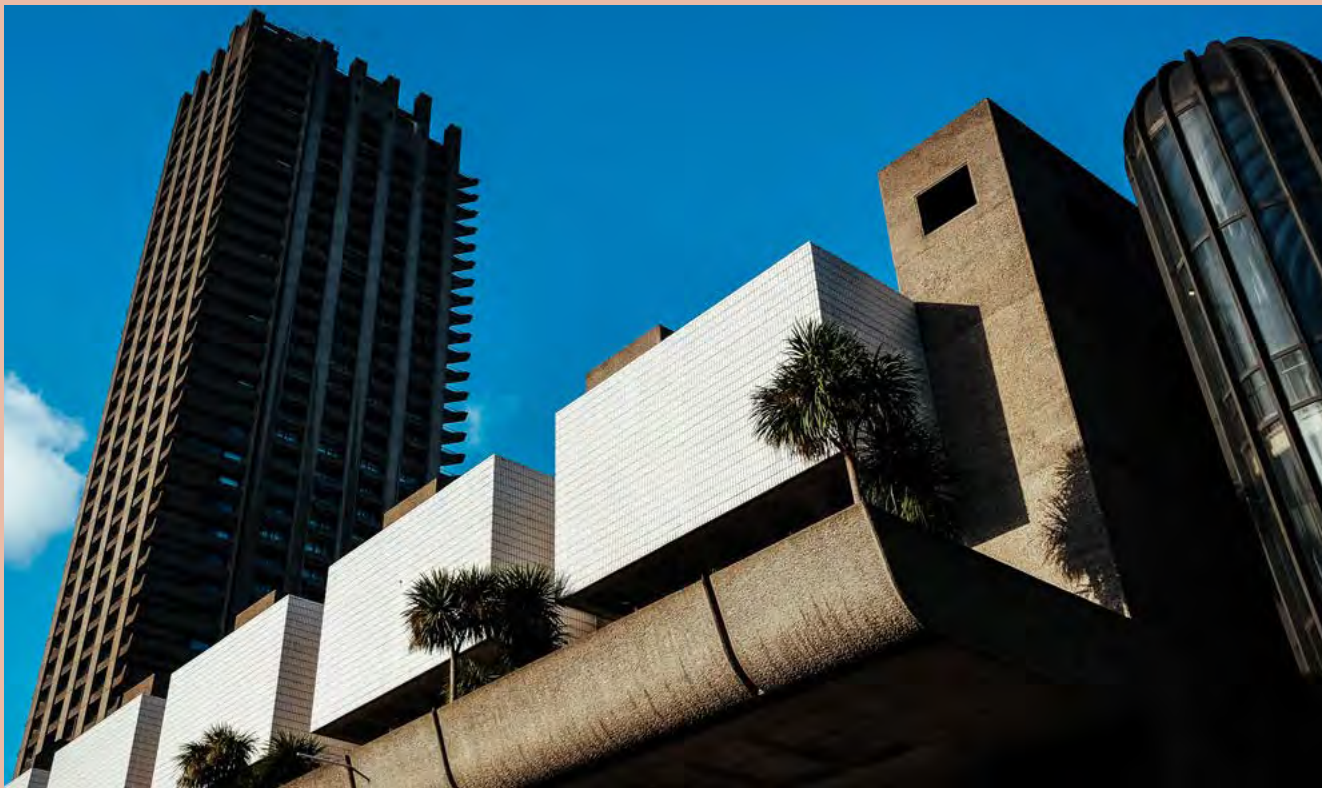
# Located between the City's financial hub and Farringdon's creative quarter

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'.







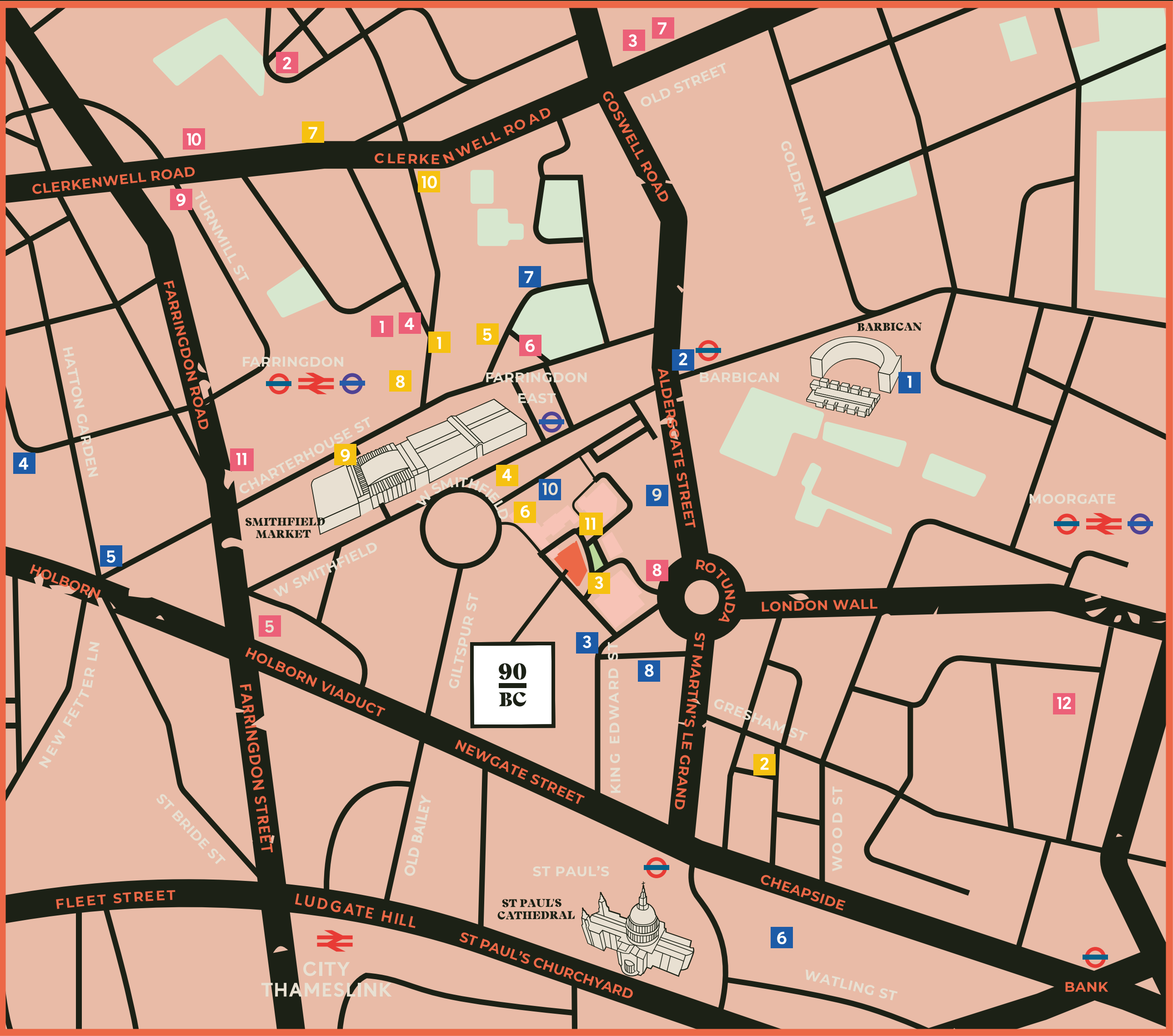






# Local amenities

RESTAURANTS	OCCUPIERS	LIFESTYLE
1. St John	1. AKQA	1. Barbican Arts Centre
2. Manicomio	2. Deloitte Digital	2. Virgin Active
3. Half Cup	3. AHMM	3. Pure Gym
4. APULIA	4. Save the Children	4. Gymbox
5. Café Du Marché	5. Amazon	5. Bounce
6. Club Gascon	6. Anomaly	6. One New Change
7. The Zetter Townhouse	7. Spark 44	7. Charterhouse Square
8. Brutto	8. FTI Consulting	8. Postman's Park
9. Cubana	9. Publicis Groupe	9. Museum of London
10. Luca	10. Ennismore	10. St Bartholomew the Great
11. Stem + Glory	11. Trade Desk	
	12. Chicago Booth	







# Connections






TOWER BRIDGE

 LONDON BRIDGE

BANK 

BARBICAN ESTATE

ST PAUL'S 

ST PAUL'S CATHEDRAL

THE OLD BAILEY

 BARBICAN



FARRINGTON 

SMITHFIELD MARKET

FARRINGTON 

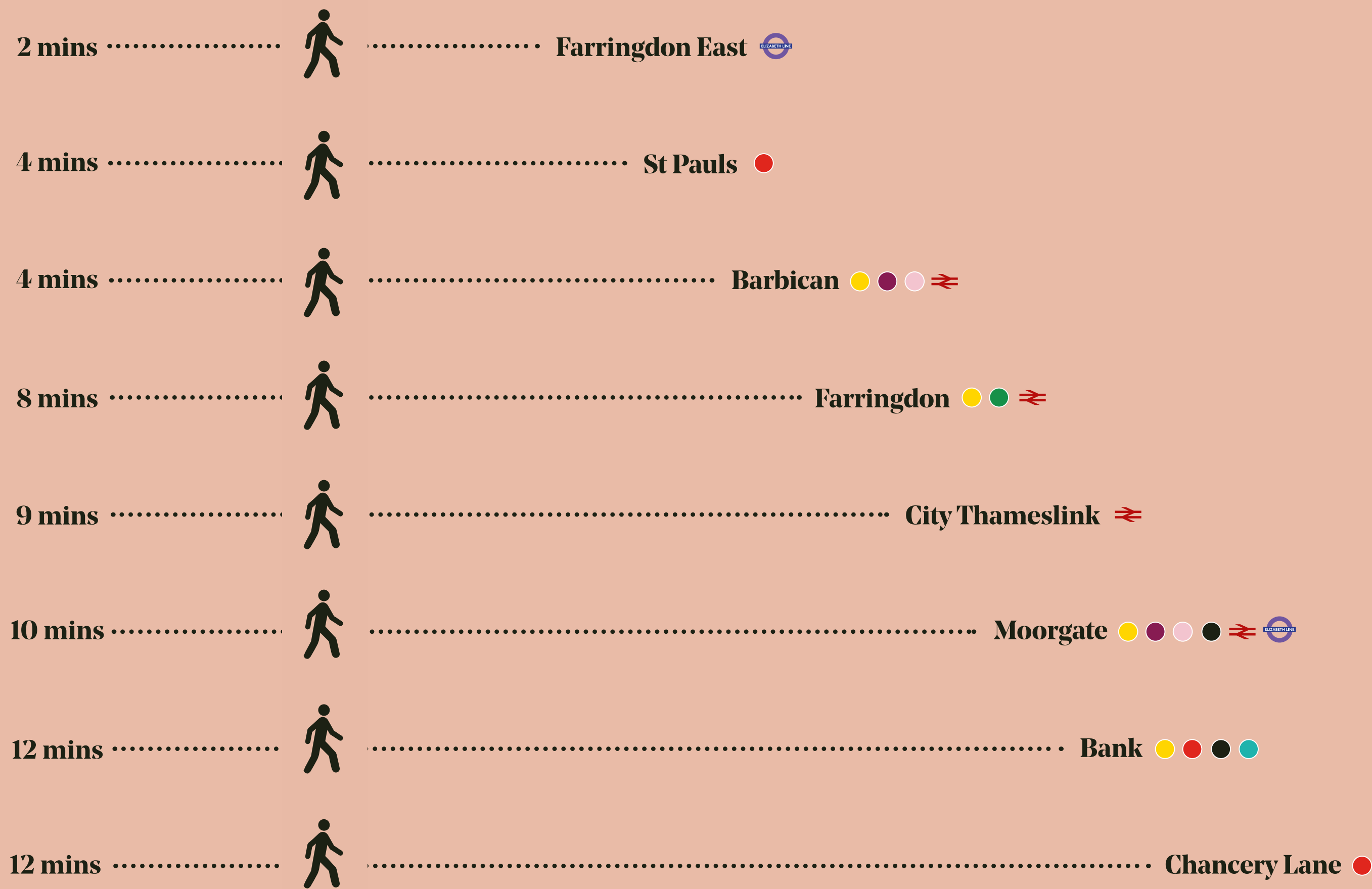


# 90 Barts Close is a short walk from a range of tube and mainline stations

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.

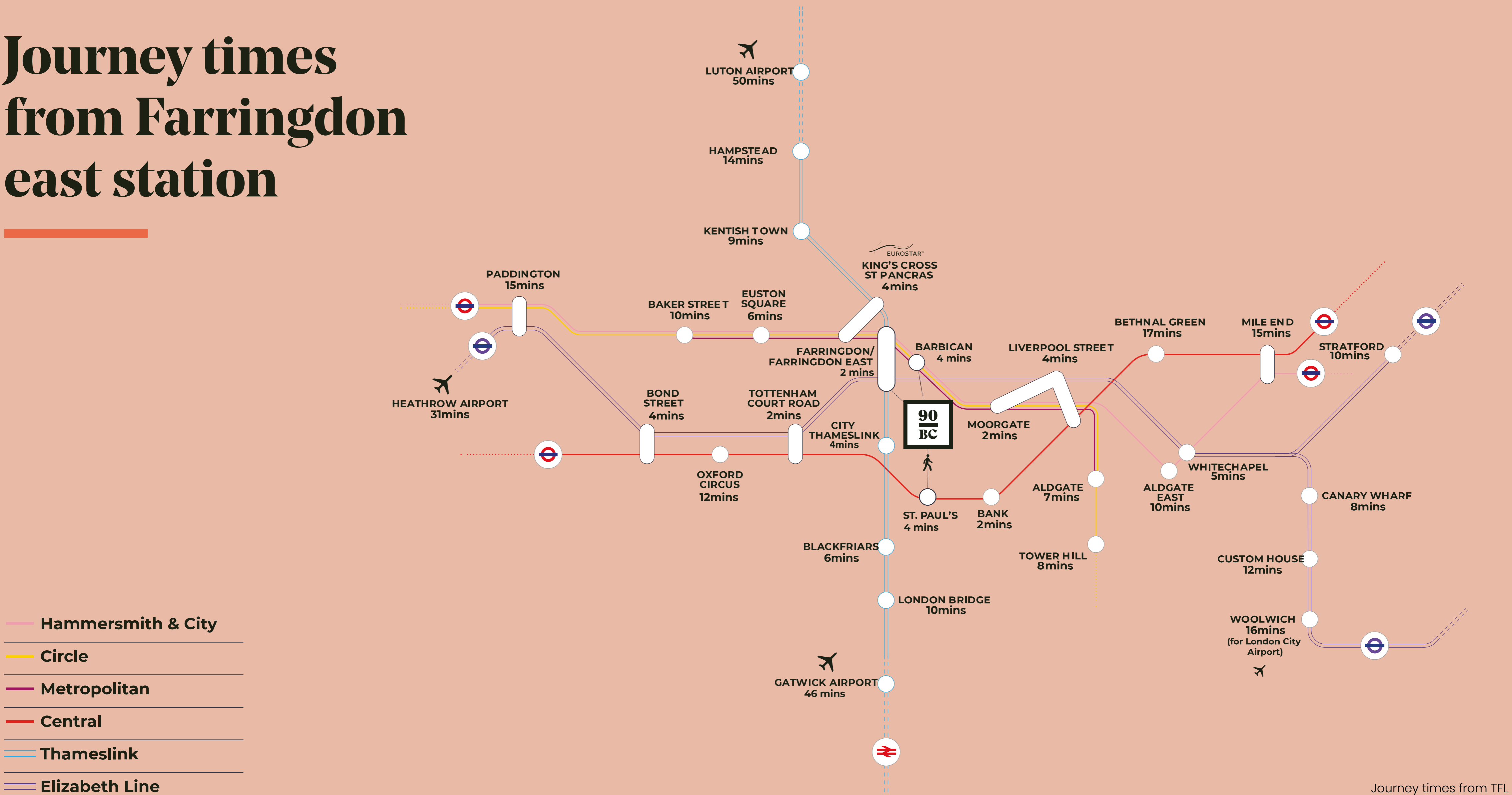
## Walking distances from 90 BC



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



# Journey times from Farringdon east station



Journey times from TFL







# Contact

For any further information please contact  
the joint sole leasing agents:

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Terms : Available upon request  
Viewings : Through sole letting agents

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