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# 1 WEST SMITH FIELD

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2,950 sq ft of contemporary office space available in the heart of Farringdon



1 WEST SMITHFIELD

# STYLISH & LIGHT

1 West Smithfield is a striking office building with contemporary, design-led interiors throughout. Entry is via a chic lobby with passenger lift, leading to high-ceilinged bright floors. The 2nd floor offers 2,950 sq ft and has a new contemporary fit-out which will be ready in September 2025. The building benefits from end-of-trip facilities including shower and bike storage facilities.



ENTRANCE LOBBY



BUILDING EXTERIOR



# SPACE

FLOOR	SQ FT	SQ M	CONDITION	STATUS
2nd	2,950	274.1	Fully fitted	Available
TOTAL	2,950	274.1		





# TAILORED WORKSPACE



Bespoke fit out on the  
2nd floor



Upgraded to EPC A (once  
works are complete)



Contemporary  
on-floor finishes



High-quality  
entrance lobby



Close to  
Farringdon Station



Bike storage  
& shower facilities



KITCHEN AREA CGI



WORKSPACE CGI



1 WEST SMITHFIELD

# 2ND FLOOR

2,950 sq ft /  
274.1 sq m

34 x Desks & chairs  
1 x 10 person boardroom  
2 x 6 person meeting rooms  
2 x Breakout areas  
1 x Kitchen  
1 x Reception area  
1 x Booth seating  
1 x Phone booth  
1 x Shower





# CHIC ECL

The building is located in Farringdon and surrounded by culture, innovation and a buzzing food scene. Numerous inventive restaurants are nearby, including St. John, Luca and Club Gascon. Close by, the Cultural Mile encompasses the revitalized historical significance of Smithfield market while infusing it with modern cultural events, performances, and markets; The result is a dynamic blend of heritage and contemporary vibrancy. The building is conveniently close to Farringdon Station, with the new Elizabeth Line entrance a 3 minute walk away.





1 WEST SMITHFIELD

ELIZABETH LINE  
TRAVEL TIMES



TOTTENHAM COURT RD  
2 mins



LIVERPOOL STREET  
5 mins



BOND STREET  
5 mins



CANARY WHARF  
8 mins



HEATHROW  
31 mins

All Elizabeth Line times calculated  
from Farringdon Station





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WEST  
SMITH  
FIELD

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