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1 WEST  
SMITH  
FIELD

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2,950 - 5,994 sq ft of contemporary office space available in the heart of Farringdon

# 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 been refurbished to CAT A condition, with an optional contemporary fit-out. The 1st floor offers 3,044 sq ft in existing or refurbished condition. 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	CAT A	Available
1st	3,044	282.8	Partially Fitted	Available
<b>TOTAL</b>	<b>5,994</b>	<b>556.9</b>		



# TAILORED WORKSPACE



Optional bespoke fit out  
available on the 2nd floor



Upgraded to EPC B  
(once works are complete)



Contemporary on-floor  
finishes



High-quality  
entrance lobby



Close to  
Farringdon Station



Bike storage  
& shower facilities

Working with Grey Interiors, there are two designs that can be implemented to provide fitted space of the highest standard:

# OPTION 1

## 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
- 3 x Pod-style desks
- 1 x Booth seating
- 1 x Shower

WEST SMITHFIELD





KITCHEN AREA CGI

Working with Grey Interiors, there are two designs that can be implemented to provide fitted space of the highest standard:

# OPTION 2

## 2ND FLOOR

2,950 sq ft /  
274.1 sq m



WEST SMITHFIELD

- 30 x Desks & chairs
- 1 x 8 person boardroom
- 1 x 6 person meeting rooms
- 2 x Breakout areas
- 1 x Kitchen
- 1 x Reception area
- 1 x Private office
- 1 x Shower

1 WEST SMITHFIELD



WORKSPACE CGI



WELCOME AREA CGI



KITCHEN AREA CGI

# 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.



LEATHER LANE MARKET

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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I W E S T  
S M I T H  
F I E L D

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Marketing: [Stuart Chapman Design](#)