11,458 sq ft of self-contained stand out new office space in the heart of colourful Clerkenwell.
BUILDING OVERVIEW

BOLD, ONE-OF-A-KIND DESIGN REFLECTIVE OF ITS NEIGHBOURHOOD.
WELCOME TO EC1

AN IRRESISTIBLE COMBINATION THAT GIVES CLERKENWELL ITS INIMITABLE BUZZ.

LOCATION

The Smithson is located in the heart of Clerkenwell, internationally recognised as one of Central London’s most vibrant sub-markets.

Farringdon already has Thameslink National Rail, connecting trains to Kings Cross and to outer London (Bedford and Luton destinations) along with London Underground connections with the Circle, Metropolitan and District lines. In addition, Chancery Lane with access to the Central Line is 8 minutes walk.

Farringdon Crossrail will be operational from December 2019 and it will connect with Thameslink and the London Underground to provide links with outer London.
SUMMARY

SPECIFICATION

11,458 SQ FT OF SELF-CONTAINED STAND OUT NEW OFFICE SPACE IN THE HEART OF COLOURFUL CLERKENWELL.

OVERVIEW

The self-contained Ground and Lower Ground floors are accessed via a dedicated entrance off St John's Square.

The ground and lower ground are linked via an internal staircase which provides access to a garden terrace at ground floor level.

KEY FEATURES

- Dedicated entrance accessed off St John’s Square for self-contained ground and lower ground floors
- Interconnecting staircase
- Design occupation of 1 person per 8 sq m
- Underfloor 4 pipe fan coil air conditioning (exposed system in the lower ground)
- Ground floor garden terrace
- 17 bike racks
- 18 lockers
- 3 male and 3 female showers

SCHEDULE OF AREAS

<table>
<thead>
<tr>
<th>Floor</th>
<th>NIA sq ft</th>
<th>NIA sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
<td>6,906</td>
<td>641.6</td>
</tr>
<tr>
<td>LG</td>
<td>4,552</td>
<td>422.9</td>
</tr>
<tr>
<td>Total</td>
<td>11,458</td>
<td>1,064.5</td>
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

September 2018.

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LOWER GROUND FLOOR
4,552 sq ft
422.9 sq m

GROUNDD FLOOR
6,906 sq ft
641.6 sq m

External bike route
to the cycle store
Bin store
Plant
Cycle store

ST. JOHN’S SQUARE
BRISTE STREET