

THE FARMHOUSE

FARRINGTON



A BUILDING FOR THE HEART

60,000 SQ FT OF UNIQUE OFFICE SPACE — AVAILABLE Q4 2019

A BUILDING FOR THE HEAD





A BUILDING FOR THE HEART

GALLERY

A BUILDING FOR THE HEAD

COMMUNICATIONS

LOCATION

THE BUILDING

CONTACT



A B U I L D I N G
F O R
T H E H E A R T



T H E F A R M I L O E



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GALLERY

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LOCATION

THE BUILDING

CONTACT





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GALLERY

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COMMUNICATIONS

LOCATION

THE BUILDING

CONTACT





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GALLERY

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COMMUNICATIONS

LOCATION

THE BUILDING

CONTACT





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GALLERY

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COMMUNICATIONS
LOCATION
THE BUILDING
CONTACT





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GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS
LOCATION
THE BUILDING
CONTACT





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GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS
LOCATION
THE BUILDING
CONTACT





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GALLERY

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COMMUNICATIONS
LOCATION
THE BUILDING
CONTACT





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GALLERY

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COMMUNICATIONS
LOCATION
THE BUILDING
CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS
LOCATION
THE BUILDING
CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS
LOCATION
THE BUILDING
CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS
LOCATION
THE BUILDING
CONTACT





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GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS
LOCATION
THE BUILDING
CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS
LOCATION
THE BUILDING
CONTACT





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GALLERY

FILM

A BUILDING FOR THE HEAD

COMMUNICATIONS

LOCATION

THE BUILDING

CONTACT



A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD

COMMUNICATIONS

LOCATION

THE BUILDING

CONTACT



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F O R
T H E H E A D



T H E F A R M I L O E



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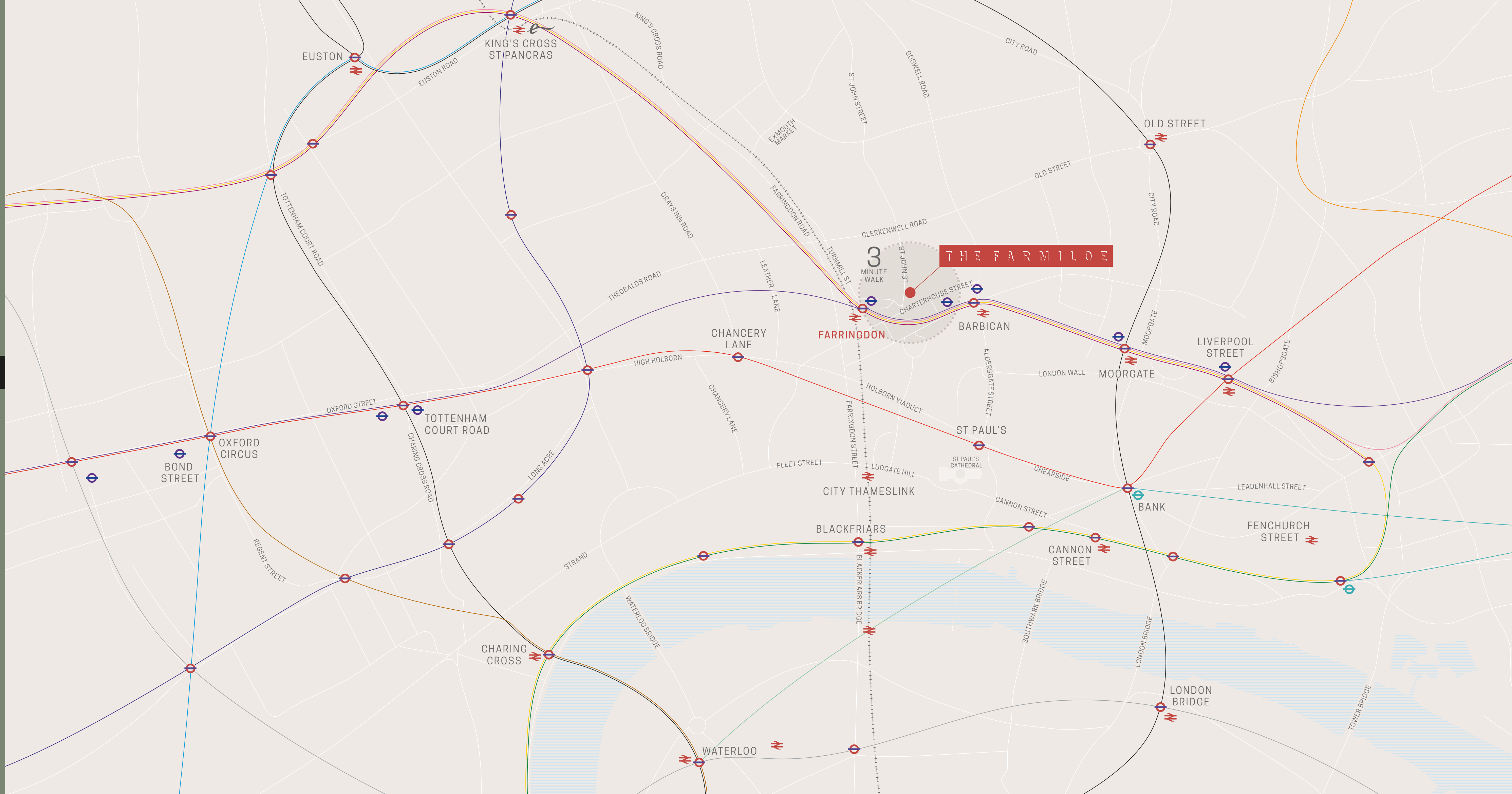
A BUILDING FOR THE HEAD






COMMUNICATIONS








LOCATION

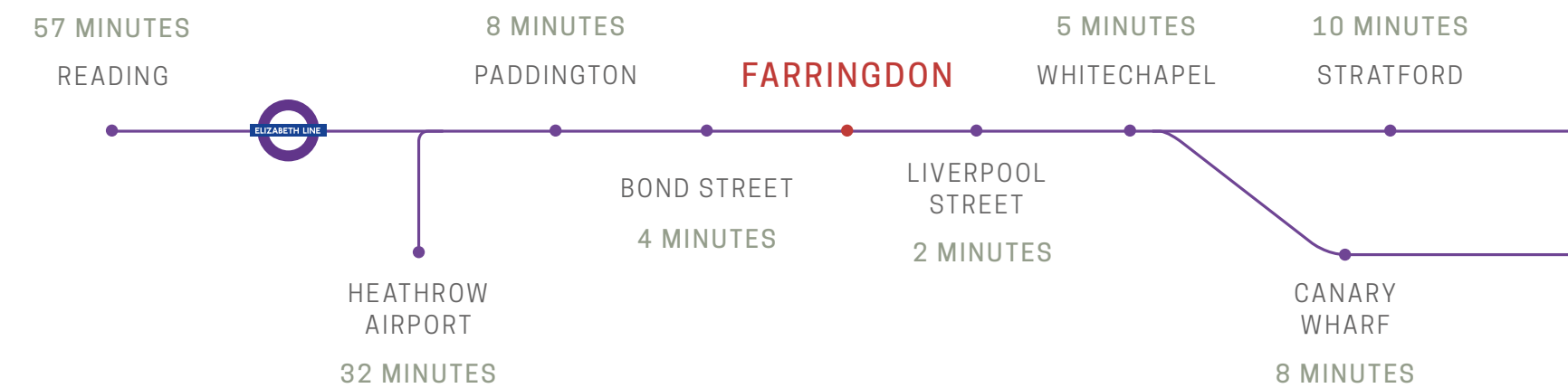
THE BUILDING

CONTACT



-  LONDON UNDERGROUND
-  DLR
-  ELIZABETH LINE (CROSSRAIL)
-  OVERGROUND
-  NATIONAL RAIL / CITY THAMESLINK

	TRAVEL TIMES (MINUTES) FROM FARRINGDON	
	ELIZABETH LINE	LINE
 LIVERPOOL STREET	7	2
 BOND STREET	16	4
 PADDINGTON	18	8
 CANARY WHARF	27	8
 HEATHROW AIRPORT	51	32
 KING'S CROSS/ST PANCRAS	2	—
 GATWICK AIRPORT (THAMESLINK)	49	—





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GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

AREA MAP

GALLERY

THE BUILDING

CONTACT



RESTAURANTS

- 1 Albion
- 2 Foxlow
- 3 HIX
- 4 Modern Pantry
- 5 Polpo
- 6 Sosharu
- 7 St John
- 8 Vinoteca
- 9 The Fence
- 10 Gaucho
- 11 S O S
- 12 Cubana
- 13 Comptoir Gascon
- 14 Club Gascon
- 15 The Green
- 16 Luca
- 17 The Localist
- 18 Iberica
- 19 Anglo
- 20 Côte Brasserie

BARS & CAFÉS

- 21 Bird of Smithfield
- 22 J + A Café
- 23 Jerusalem Tavern
- 24 Paul
- 25 Zetter Townhouse
- 26 Bench Café
- 27 The Jugged Hare
- 28 Grub on the Green
- 29 Brewdog

HOTELS & LEISURE

- 1 Malmaison
- 2 The Rookery
- 3 Zetter Hotel
- 4 Bounce
- 5 Virgin Active
- 6 MOB45
- 7 Gymbox



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GALLERY

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COMMUNICATIONS

LOCATION

AREA MAP

GALLERY

THE BUILDING

CONTACT





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GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

AREA MAP

GALLERY

THE BUILDING

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

AREA MAP

GALLERY

THE BUILDING

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

AREA MAP

GALLERY

THE BUILDING

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

AREA MAP

GALLERY

THE BUILDING

CONTACT





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GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

AREA MAP

GALLERY

THE BUILDING

CONTACT



BAR MENU
PLEASE ORDER AT BAR

KE & LANCASHIRE CHEESE - 8⁵⁰
54 MADEIRA - 9⁵⁰

BUTTER - 2⁵⁰ OLIVES - 3⁵⁰
RABBIT - 6⁵⁰ GREEN SAUND - 4⁵⁰
DROCK & LEEK BROTH - 7⁵⁰

TROUT, CUCUMBER & DILL - 12⁵⁰
BEEF MEAT ON TOAST - 9⁵⁰
RED SAUT POLLOCK & AIOLI - 8⁵⁰
EGG & CHICKPEA - 9⁵⁰
PORK & RABBIT - 9⁵⁰
KIDNEYS ON TOAST - 8⁵⁰

MIDDLEWHITE & DANDELION - 7⁵⁰
MAYONNAISE & PARSLEY SAUND - 6⁵⁰
CHUTNEY SANDWICH - 2⁵⁰
MAYONNAISE & WATERCRESS SANDWICH - 3⁵⁰
EGG & TRAIT - 6⁵⁰

SCOTCH & BUTTER SCOTCH SAUND - 3⁵⁰
BERRY JELLY - 2⁵⁰
ICE CREAM - 3⁵⁰
BRANDY PARFAIT - 8⁵⁰
BERRY SORBET & RUSSIAN VODKA - 7⁵⁰

BAKERY OFF SALES

WHITE LOAF - 3⁵⁰
BROWN LOAF - 3⁵⁰
WHITE SOURDOUGH - 4⁵⁰
BROWN SOURDOUGH - 4⁵⁰
100% LIGHT RYE - 3⁵⁰
100% DARK RYE - 4⁵⁰ (Friday only)
100% DARK RYE TIN LOAF - 3⁵⁰ (Friday only)
DINA BREAD - 3⁵⁰ (Friday only)
RAISIN LOAF - 4⁵⁰

EAGLES CAKE - 3⁵⁰
CHOCOLATE BRUNNIE - 2⁵⁰
DORRISBREAD - 2⁵⁰ (Monday, to Friday only)
WHOLE SEED CAKE - 5⁵⁰ (Monday to Friday only)
GRANDOLA - 4⁵⁰

BAG IN 50% WINE

ST. JOHN 'THE STUDIOS' BUNNE 2014 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2015 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2016 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2017 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2018 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2019 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2020 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2021 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2022 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2023 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2024 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2025 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2026 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2027 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2028 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2029 - 5⁵⁰
ST. JOHN 'THE STUDIOS' BUNNE 2030 - 5⁵⁰





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COMMUNICATIONS

LOCATION

AREA MAP

GALLERY

THE BUILDING

CONTACT





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GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

AREA MAP

GALLERY

THE BUILDING

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

AREA MAP

GALLERY

THE BUILDING

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

AREA MAP

GALLERY

THE BUILDING

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

AREA MAP

GALLERY

THE BUILDING

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

AREA MAP

GALLERY

THE BUILDING

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

AREA MAP

GALLERY

THE BUILDING

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS
LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS
LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS
LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS
LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS
LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT

FLOOR	USE	NET AREA (SQ FT)	NET AREA (SQ M)
FOURTH	OFFICES	4,667	434
THIRD	OFFICES	13,113	1,218
SECOND	OFFICES	13,479	1,252
FIRST	OFFICES	13,515	1,256
GROUND	OFFICES	9,181	853
	RECEPTION	2,126	198
	RETAIL	2,703	251
LOWER GROUND	OFFICES	4,612	428
TOTAL		63,396	5,890

Floor areas subject to check measurement on completion.



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COMMUNICATIONS

LOCATION

THE BUILDING

CGI GALLERY

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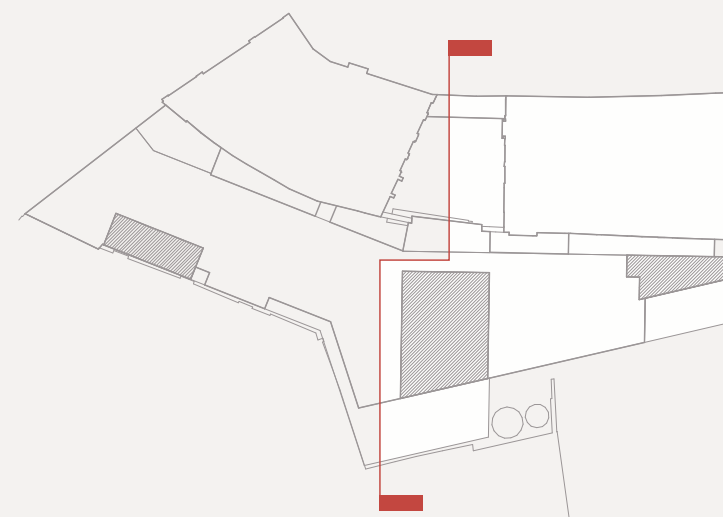
CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT





A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT



GROUND

11,307 SQ FT (1,051 SQ M)

Plans not to scale. For indicative purpose only.



A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT



FIRST
13,515 SQ FT (1,256 SQ M)

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A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT



SECOND

13,479 SQ FT (1,252 SQ M)

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A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT



THIRD
13,113 SQ FT (1,218 SQ M)

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A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT



FOURTH
4,667 SQ FT (434 SQ M)

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A BUILDING FOR THE HEART
GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

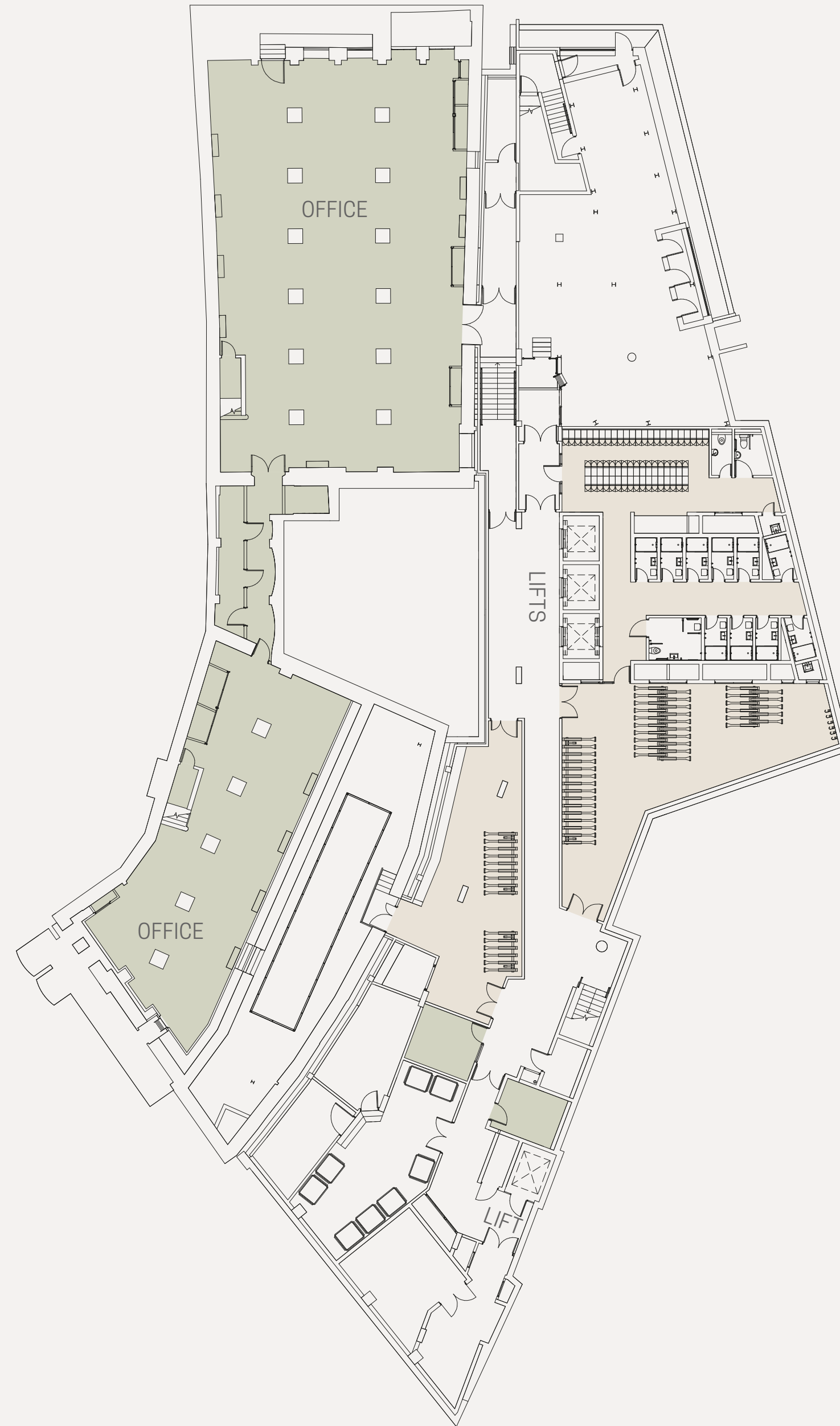
CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT



LOWER GROUND
4,612 SQ FT (428 SQ M)

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GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS

LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

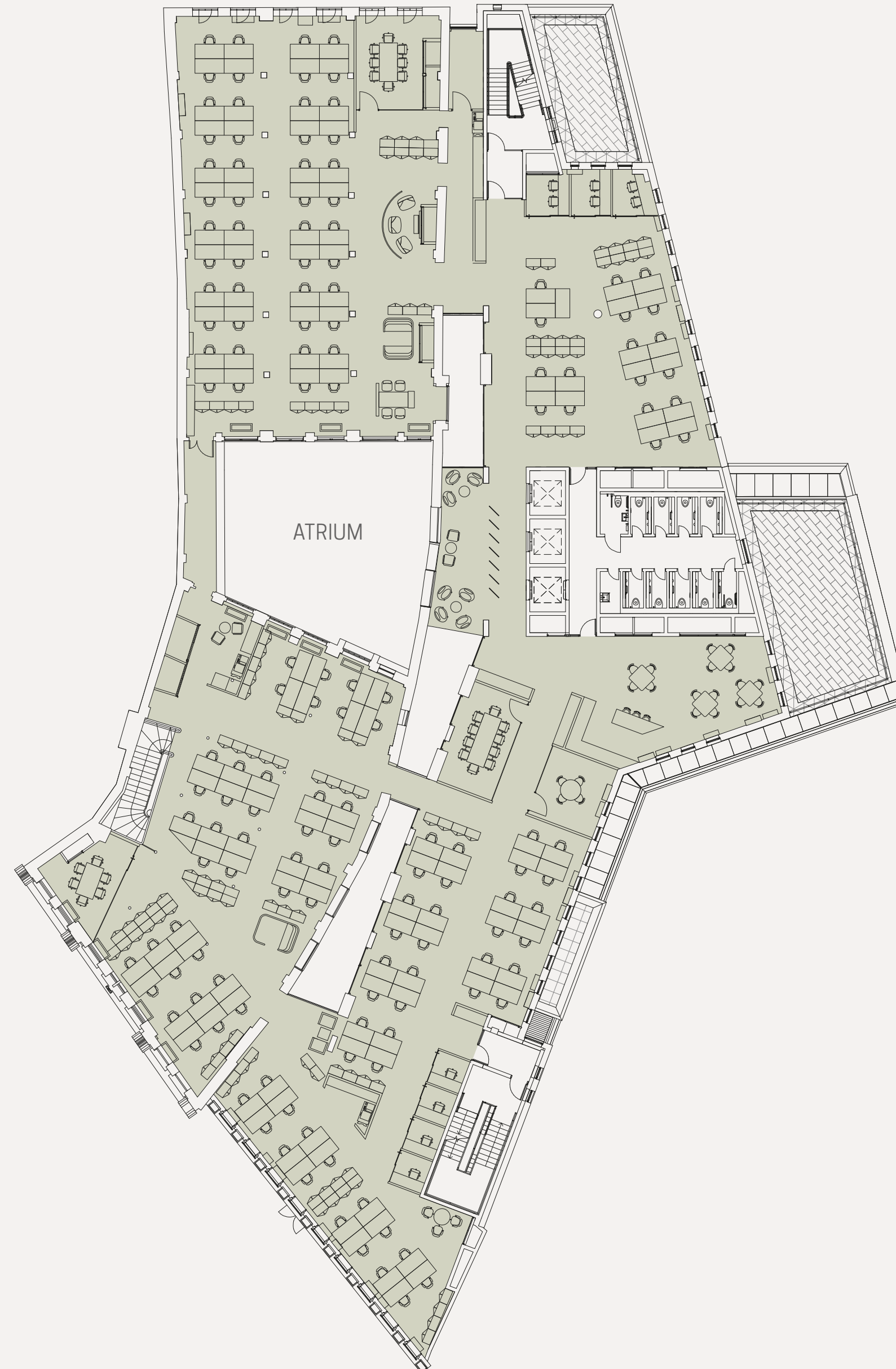
CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT



CORPORATE

OPEN PLAN WORKSTATIONS	149
SINGLE CELLULAR OFFICES	0
TOTAL WORKSTATIONS	149

QUIET ROOMS	7
1 X 3-SEATER MEETING ROOM	3
1 X 4-SEATER MEETING ROOM	4
1 X 6-SEATER MEETING ROOM	6
2 X 8-SEATER MEETING ROOM	16
1 X 10-SEATER MEETING ROOM	10
TOTAL SEAT COUNT	46



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GALLERY

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COMMUNICATIONS

LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

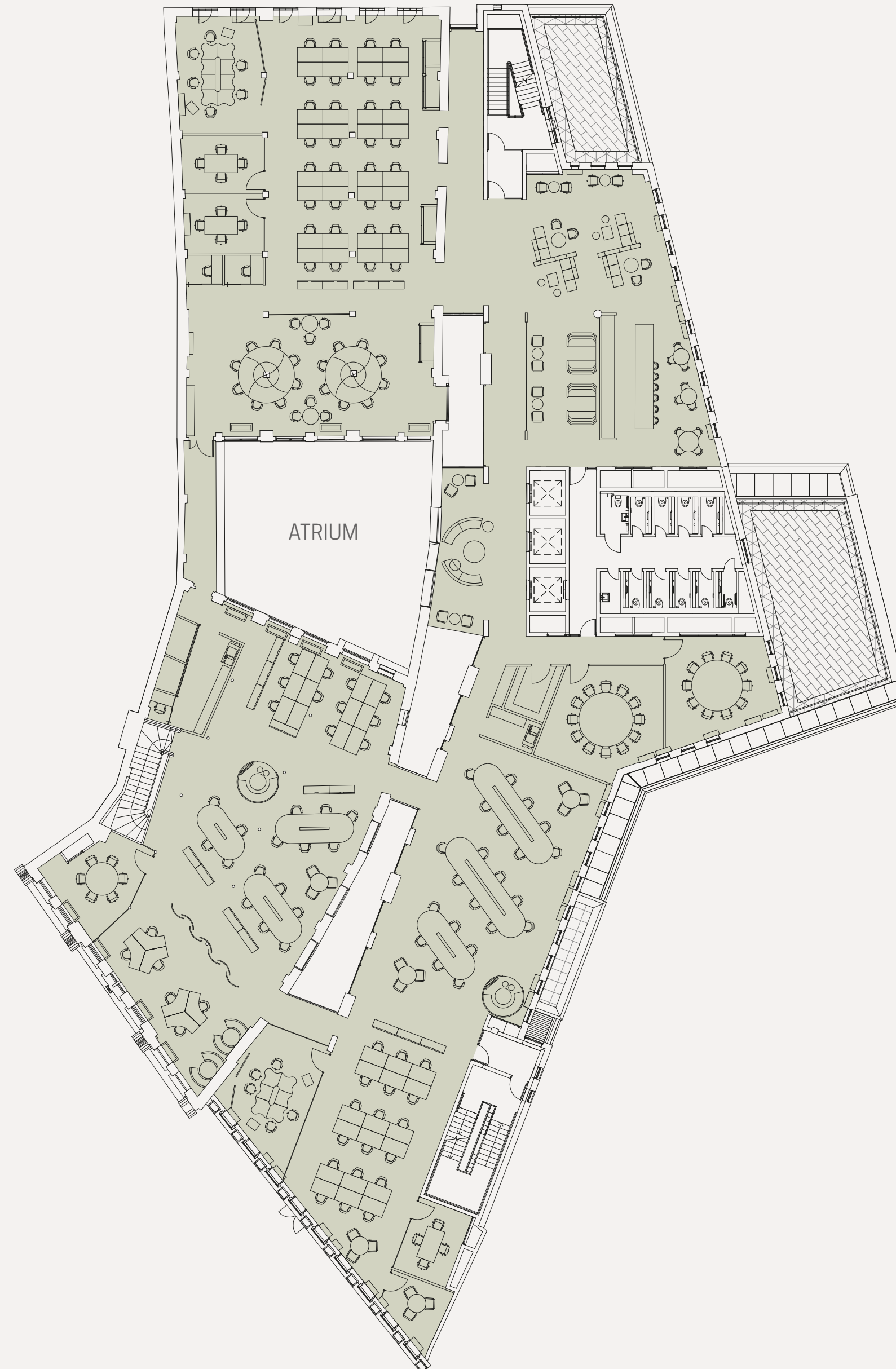
CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT



MEDIA

OPEN PLAN WORKSTATIONS	121
TOTAL WORKSTATIONS	121

QUIET ROOMS	3
1 X 3-SEATER MEETING ROOM	3
3 X 4-SEATER MEETING ROOM	12
1 X 6-SEATER MEETING ROOM	6
1 X 10-SEATER MEETING ROOM	10
1 X 12-SEATER MEETING ROOM	12
TOTAL SEAT COUNT	46





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GALLERY

A BUILDING FOR THE HEAD
COMMUNICATIONS
LOCATION

THE BUILDING

CGI GALLERY

SCHEDULE OF AREAS

CROSS SECTION

FLOOR PLANS

SPACE PLANS

SUMMARY SPEC

CONTACT

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Full restoration of Victorian warehouse and new building extension

Full height atrium with restored Victorian features

Four pipe fan coil air-conditioning and natural ventilation

Raised floors

Suspended LED pendent lighting

Three passenger lifts + 1 bicycle lift

120 bicycle spaces

10 showers

Changing facilities including 100+ lockers

External roof terraces

BREEAM rating “Excellent”

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A BUILDING FOR THE HEAD
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