



COWCROSS YARDS*

FARRINGTON | LONDON EC1M



LOCATION

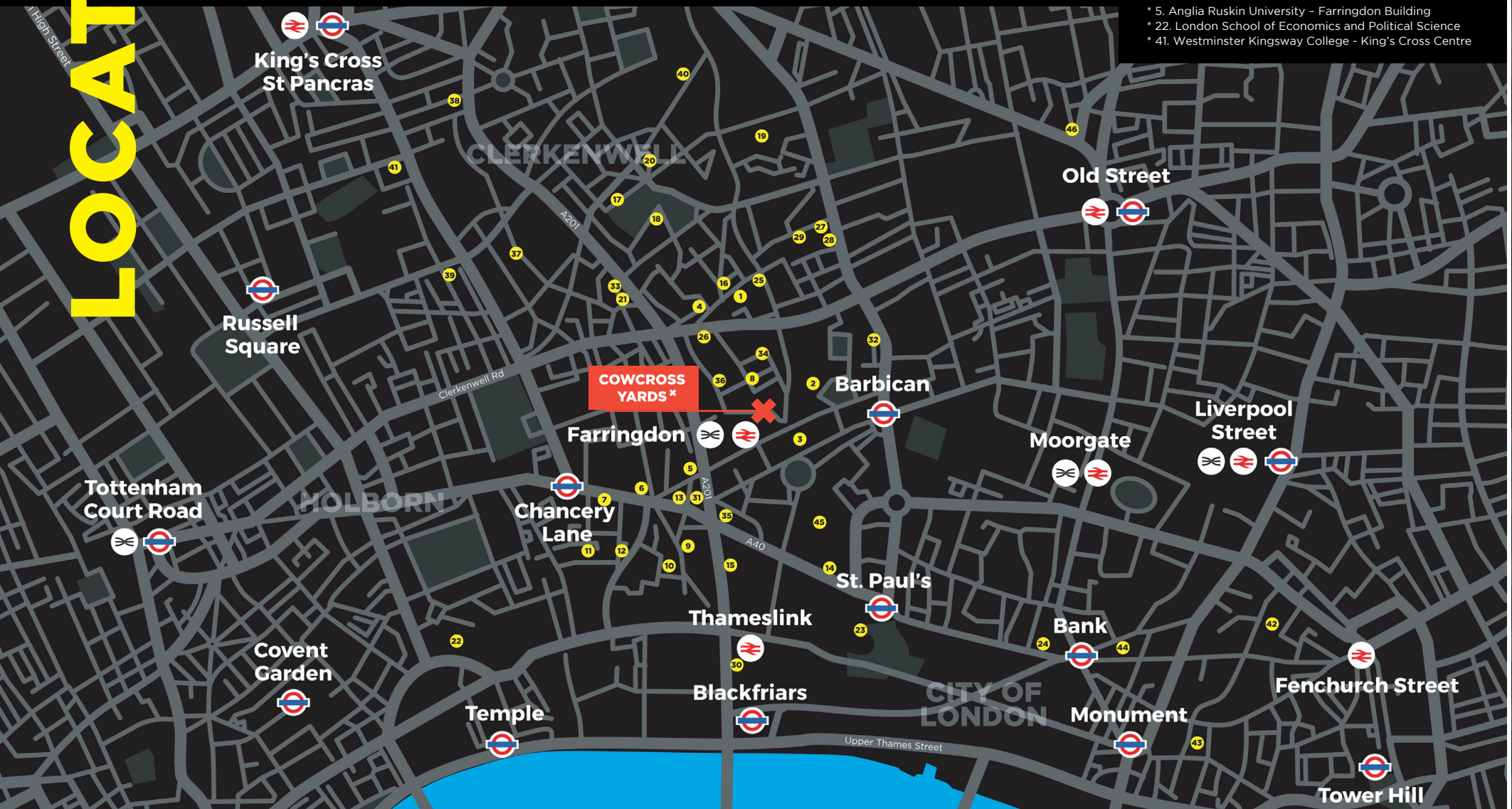
1. Zetter Townhouse
2. Malmaison Hotel
3. Smithfield Market
4. Sessions Arts Club
5. Anglia Ruskin University*
6. Bounce Farringdon
7. Arden University
8. Goldsmiths Centre
9. Goldman Sachs
10. Deloitte LLP
11. Macfarlanes LLP
12. Bird & Bird

13. Capgemini Holborn
14. Bank of America
15. LexisNexis
16. Granger & Co
17. Exmouth Market
18. Bourne & Hollingsworth
19. City University
20. Urdang Academy
21. The Piano Works
22. LSE*
23. St. Pauls Cathedral
24. The Ned

25. Hawkins\Brown
26. Grimshaw Architects
27. Zaha Hadid Architects
28. Knoll
29. Marshalls Design Space
30. Airbnb
31. Hogan Lovells
32. Citadines Aparthotel
33. LinkedIn
34. Save the Children
35. Amazon Web Services
36. Kurt Geiger Head Office

37. The Postal Museum
38. Crowne Plaza Hotel
39. Charles Dickens Museum
40. Sadler's Wells Theatre
41. Westminster Kingsway College*
42. The Gherkin
43. The Walkie Talkie
44. The Royal Exchange
45. St Bartholomew's Hospital
46. Montcalm Hotel Shoreditch

* 5. Anglia Ruskin University - Farringdon Building
* 22. London School of Economics and Political Science
* 41. Westminster Kingsway College - King's Cross Centre



FARRINGTON

Farringdon is a historic Central London neighbourhood, synonymous with characterful buildings and winding streets, occupied by national and international home interior showrooms, best in class food & beverage and retail operators and an abundance of creative and tech office occupiers.



SMITHFIELD MARKET

The historic Smithfield Market is located at the top end of Cowcross Street and forms part of the Culture Mile, which extends to Moorgate and Barbican within the City of London. The site has been earmarked as a significant redevelopment for a number of years, with a view to it becoming the cultural hub of the City of London. Latest plans show the redevelopment will comprise of a food hall, concert venue and exhibition space, along with the relocation of the Museum of London to West Smithfield.



CONNECTIVITY

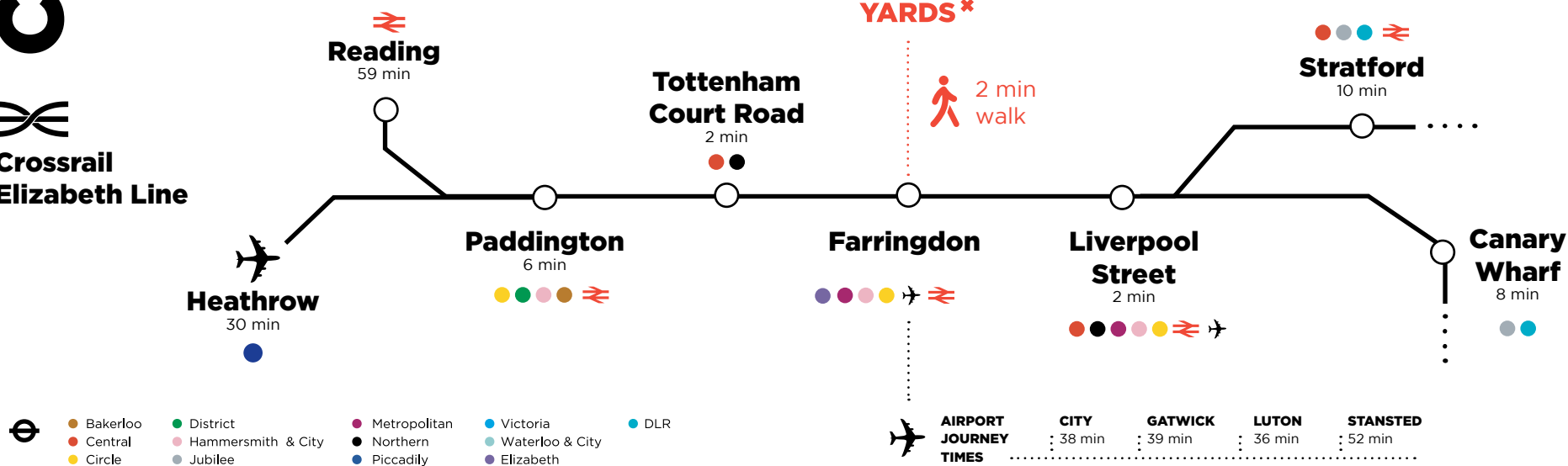


Crossrail
Elizabeth Line



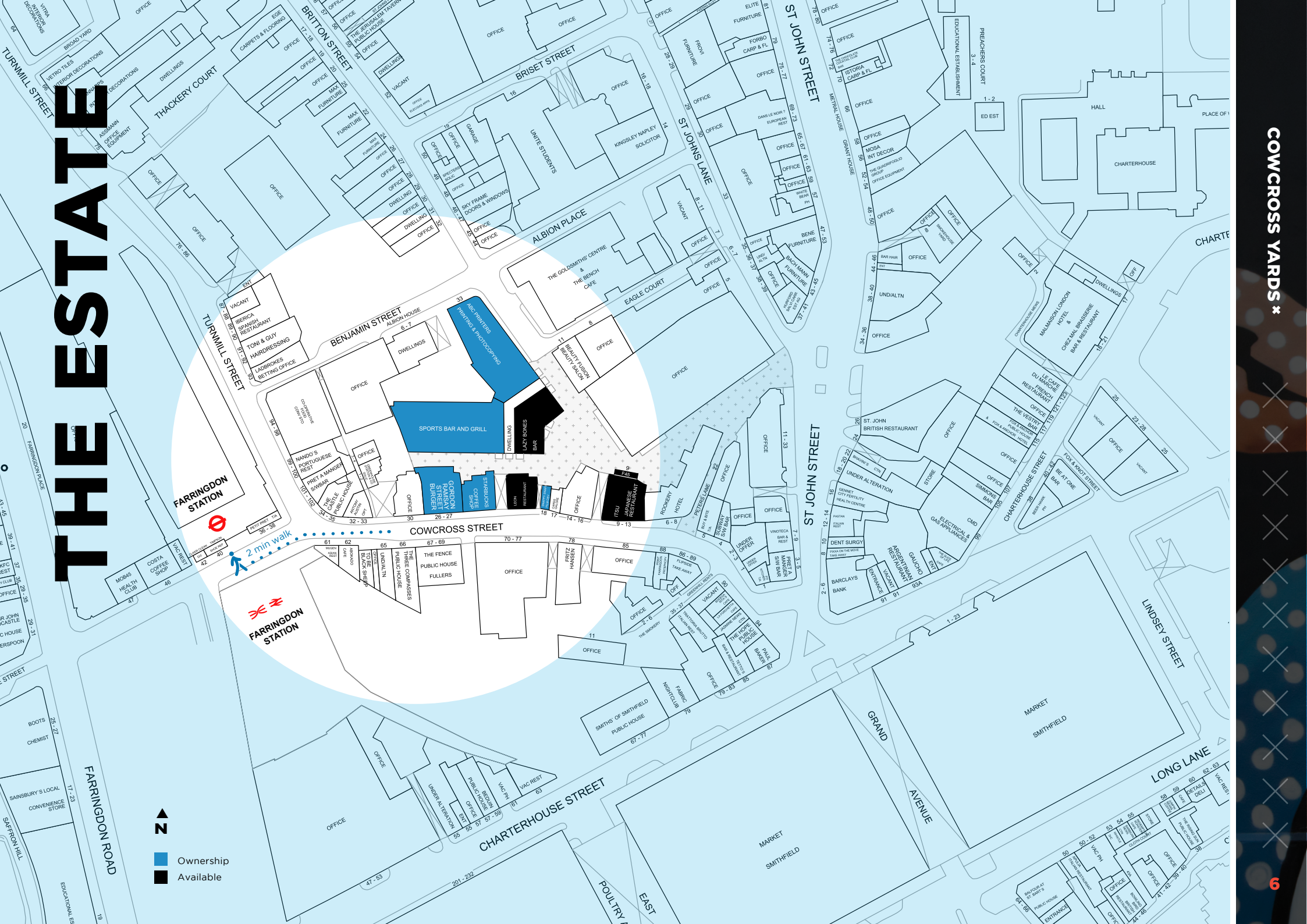
Located less than 60 metres from Farringdon Station, Cowcross Street is diverse mix of grab & go occupiers, restaurants, showrooms and warehouse-style office space. The Cowcross Estate consists of commercial units fronting onto Cowcross Street, and through to Cowcross Yards, accessed via walkways from Cowcross Street, St John Street and Britton Street. Cowcross Yards will also soon host KERB street food market at various points throughout each week.

COWCROSS YARDS*





THE ESTATE



- Ownership
- Available

COWCROSS YARDS *

OPPORTUNITIES

UNIT 2, ZINC HOUSE*, COWCROSS STREET (LEON)

Ground Floor:	1,162 sq ft
Basement Sales:	724 sq ft
Basement Ancillary:	471 sq ft
Quoting Rent:	£130,000 pax
Current Rateable Value:	£159,000
April 2023 Rateable Value:	£101,000

9-13 COWCROSS STREET (FORMER ITSU)

Ground Floor:	1,918 sq ft
Quoting Rent:	£150,000 pax
Current Rateable Value:	£80,000
April 2023 Rateable Value:	£64,000

BASEMENT 9-13 COWCROSS STREET (F45)

Basement:	2,932 sq ft
Quoting Rent:	£85,000 pax
Current Rateable Value:	£66,500
April 2023 Rateable Value:	£89,500

UNIT 5, CITY PAVILION* (LAZY BONES)

Ground Floor Sales:	1,531 sq ft
Ground Floor Ancillary:	824 sq ft
Quoting Rent:	£90,000 pax
Current Rateable Value:	£87,000
April 2023 Rateable Value:	£67,000

*The Ground Floor and Basement of
9-13 Cowcross Street can be amalgamated*

*Available subject to vacant possession



EXPLORE EAT DRINK AND ENJOY WITHIN LONDON'S BEST CONNECTED DISTRICT

CONTACT

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forge

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