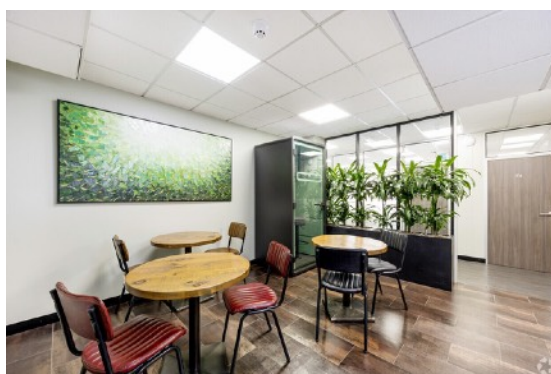
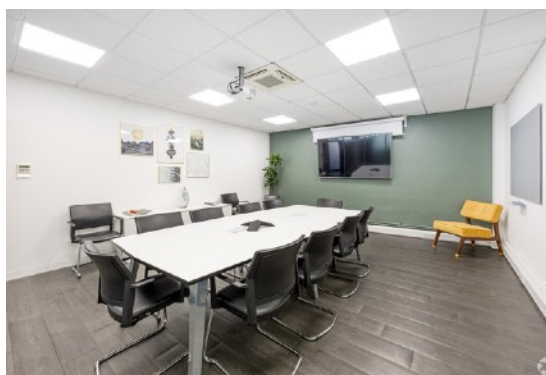


SMITHFIELD

— SERVICED & VIRTUAL OFFICES —

Address: 5 St John's Lane, London EC1M 4BH **Telephone:** 0207 250 4700 **Email:** hello@smithfield.co.uk **Web:** smithfield.co.uk



Smithfield Serviced & Virtual Offices, nestled in the bustling district of Farringdon, are renowned providers of quality serviced office spaces.

About the provider

A **family run business** with over **30 years of experience** providing **high quality office facilities** in the Farringdon area.

Their **dedicated management and maintenance team** are on-site ensuring tenants and their customers receive an excellent standard of service. This is reflected by their **Trustpilot rating of 4.9 out of 5**.

Some of their tenants are now in their second decade with them and cover many business sectors as diverse as Aerospace, Law, Food, Travel and Hospitality.

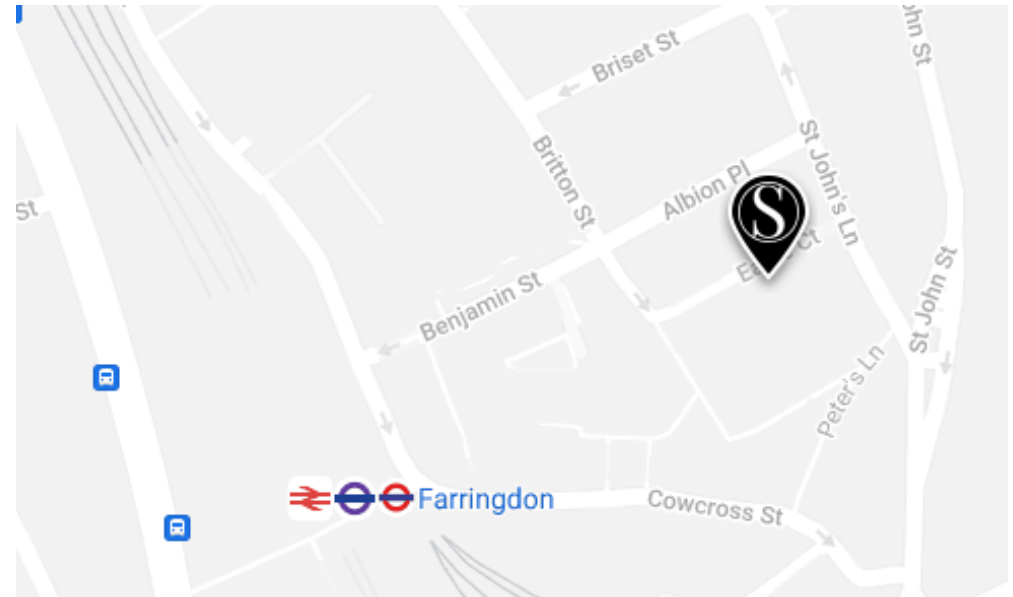
They are proud to have been part of the journey made by fledgling customers, many of whom have now progressed to PLC status or joined multi-national conglomerates.

Location

Located on a quiet street in the heart of Farringdon, **5 St John's Lane** is **conveniently situated just 200 metres from Farringdon Station**, providing direct access to Crossrail, London Underground, and Thameslink. Farringdon has become a vibrant and fashionable area with a growing number of amenities and cultural offerings to explore.

Farringdon is a bustling area of London, home to some of the world's largest technology, media, financial, and creative businesses, as well as an exciting community of start-ups.

Cowcross Yards, located nearby, is a popular hotspot with an incredible weekly food market. At the same time, the surrounding area boasts a diverse selection of bars, restaurants, cafes, fashion stalls, and vintage boutiques.



Farringdon

0.2 km, 2 mins walk



Barbican

0.6 km, 7 mins walk



St. Paul's

0.9 km, 12 mins walk



City Thameslink

1.0 km, 13 mins walk



Presenting fully serviced, flexible office spaces in the heart of Farringdon.

The office space

Smithfield takes pride in their commitment to providing their clients with a personalised and comprehensive service.

Their private, fully serviced offices are equipped with a full range of amenities, are stylishly presented, and are regularly serviced to ensure that the highest standards are maintained.

The **unbranded building** exudes an air of professionalism. All offices are air-conditioned and essential furniture is provided including **sensible desk sizes** of 1200 x 800mm so that you can work comfortably with plenty of space.

As for internet provision, they are equipped with **several high-speed 1GB internet** lines supplied by different providers, thus **increasing network redundancy** and ensuring maximum connection uptime.

Flexible Licence Terms

Smithfield offer a **flexible** and **straightforward** approach ensuring that you get the most out of their services whilst maintaining complete peace of mind.

Amenities

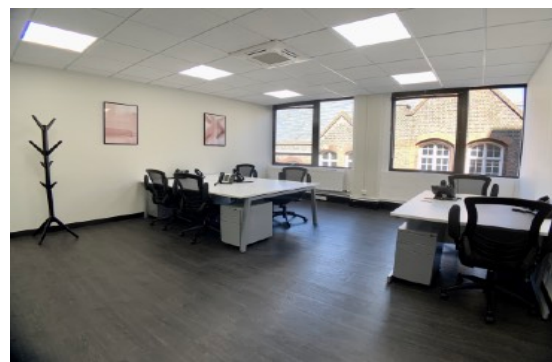
Hidden costs can be frustrating, so Smithfield lists all amenities upfront and provides a complete encompassing solution.

They want to ensure that you have all the information you need to make an informed decision and that there are no surprises down the line.

 unbranded building	 building insurance	 mail handling
 high speed internet	 daily cleaning	 on-site management
 flexible licence terms	 showers	 building maintenance
 fully furnished	 24/7 access	 business rates
 air-conditioned	 bicycle storage	 utility bills
 tea & coffee	 staffed reception	 cctv
 breakout space	 call answering	
 phone booth	 VoIP telephones	

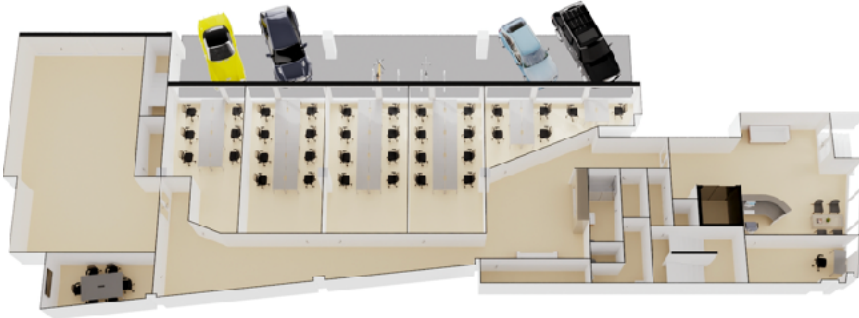
Variable costs (only if you use them)

 telephone calls (itemised billing)	 document copying & scanning
 three meeting rooms (£15 / hour)	 dedicated internet
 postal & courier services	 on-site car parking

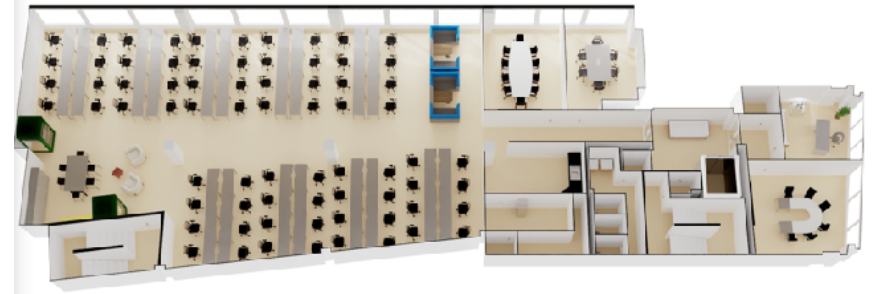


Private offices accommodating two people as well as 4,000 sqft self-contained office suites.

Ground Floor



Second Floor



Mezzanine Floor



Third Floor



First Floor



Fourth Floor

