



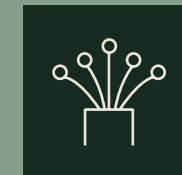
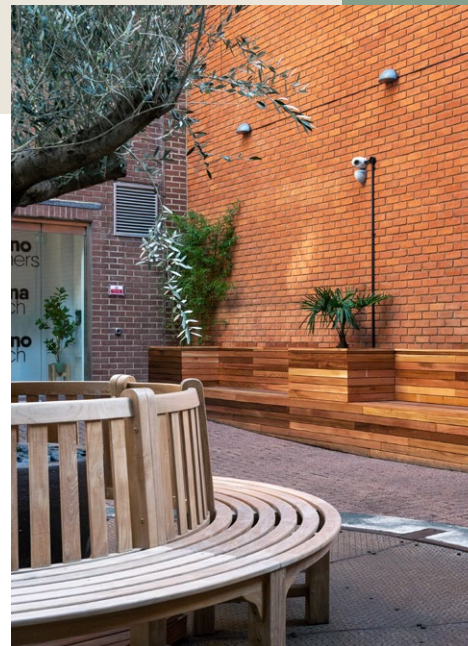
30—31

**COWCROSS ST**  
FARRINGTON  
**EC1**

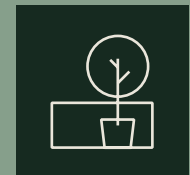
2,376 – 4,919 Sq Ft  
Prime Office Space To Let



# A PRIME FARRINGTON BUILDING



Ultra-fast  
fibre installed



Private  
courtyard

**30-31 Cowcross Street offers  
2,376 – 4,919 sq ft of  
contemporary workspace with a  
newly refurbished reception.**

Following another successful letting of the 1st floor (front), the fully fitted 1st floor (rear) and 3rd floor (rear space) are now available.



# TAKE YOUR NEW OFFICE SPACE

Ready for occupation with high quality furniture in situ.

The offices are in a plug & play condition and provide a bright, open plan working environment.

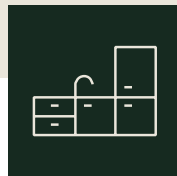
## Specification



Reception  
concierge



Fully fitted  
with workstations



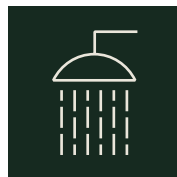
Kitchenette and  
meeting rooms



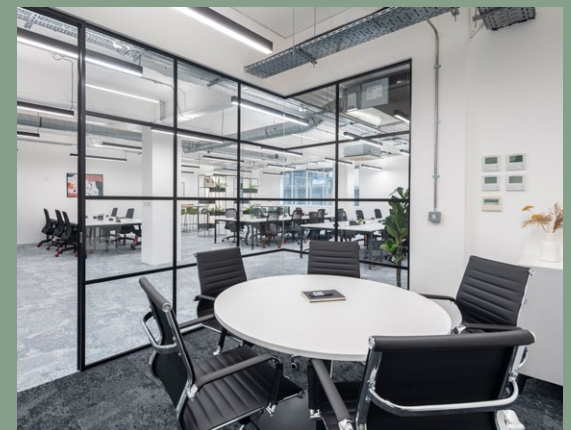
Air  
conditioning



Bicycle  
storage



Showers and  
lockers



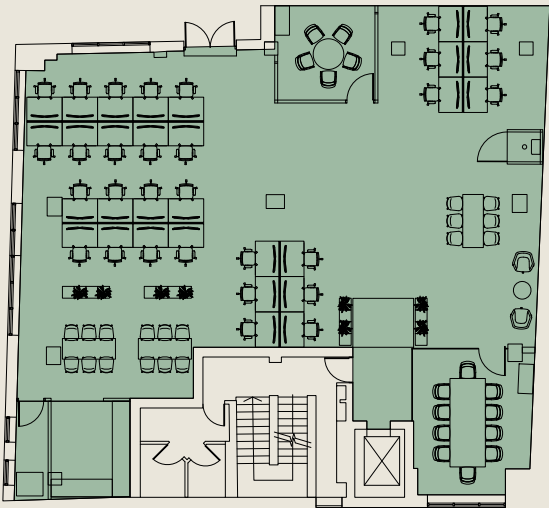
# OPEN PLAN

# WORKSPACE



Floor	Status	Sq Ft	Sq M
3rd rear	Fully fitted	2,376	221
1st rear	Fully fitted	2,543	236
Total		4,919	457

## 1ST FLOOR REAR – 2,543 SQ FT | 236 SQ M



Cowcross St

Workstations	30
10 person meeting room	01
5 person meeting room	01
Breakout area	01
Collaboration area	01
Teapoint	01
Phone booth	01



Floorplans not to scale. For indicative purposes only.

Office ■  
Core □











# A CONNECTED AND VIBRANT LOCATION

The local area offers an environment that's perfect to entertain, relax and recharge in – boasting a diverse mix of destination bars, restaurants and cafés.

Less than a minute's walk away, Farringdon station provides excellent transport connections including the Elizabeth Line offering reduced travel times across London and beyond.



## Connectivity

 Farringdon	 <1 min	 Barbican	 4 min
 City Thameslink	 6 min	 Chancery Lane	 7 min

Walk times from the building in minutes. Source: TfL.

## Further Information

### Terms

Upon application.

### Viewings

Strictly through the sole letting agents:

James Proctor  
07779 789 957  
james.proctor@htc.uk.com

Jack Hopkins  
07721 192 547  
jack.hopkins@htc.uk.com

**Hartnell  
TaylorCook**

Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. August 2025.

Designed by Cre8te  
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