



**4 GARRETT STREET**  
LONDON EC1

Fully refurbished offices available on managed and traditional leases, spaces ranging from 915 sq ft–2,174 sq ft

SPACE AVAILABLE — 10,699 SQ FT

4 GARRETT STREET  
COMPRISES 10,699 SQUARE  
FEET SPANNING 5 FLOORS,  
EACH SELF-CONTAINED  
WITH A PRIVATE  
KITCHENETTE AREA.  
AVAILABLE FROM CAT A TO  
A FULLY FITTED BESPOKE  
SPACE RANGING FROM  
915 SQ FT—2174 SQ FT

The common areas offer communal meeting rooms, catered event space, shower facilities and ample bike storage. The building itself is manned by a professional high-end concierge with break out spaces offering the convenience of hot desking if needed as well as informal meetings. Garrett Street is ready for occupation and offers premium services and bespoke fit out to a tenant's specifications.

MANAGED AND TRADITIONAL  
LEASES AVAILABLE





## HIGH SPECIFICATION

- CONCIERGE SERVICES
  - BESPOKE CUSTOMISATION
  - FULLY FURNISHED
  - DDA COMPLIANT
  - PASSENGER LIFT
- CCTV
  - 24-HR ACCESS CONTROL ENTRY SYSTEM
  - COMMUNAL MEETING ROOMS
  - BREAK OUT SPACES
  - COMMUNAL TEA STATION
- EVENT SPACE
  - BIKE STORAGE
  - SHOWER FACILITIES
  - CONNECTIVITY OF UP TO 10 GB WITH A 1GB BACKUP



IN A  
STUNNING  
SETTING



# EXCELLENT CONNECTIONS & AMENITIES

4 Garrett Street is ideally located, just a short walk away from Old Street station providing excellent transport connections. Conveniently in close proximity is Farringdon station serviced by the newly completed Elizabeth Line.

A huge variety of amenities offered by Barbican, Clerkenwell and Old Street station only moments away. For socialising, Broadgate Circle and Shoreditch are both within easy walking distance.



- Barbican Shop
- Co-op Food
- Gymbox Old Street
- Marks & Spencer
- Waitrose



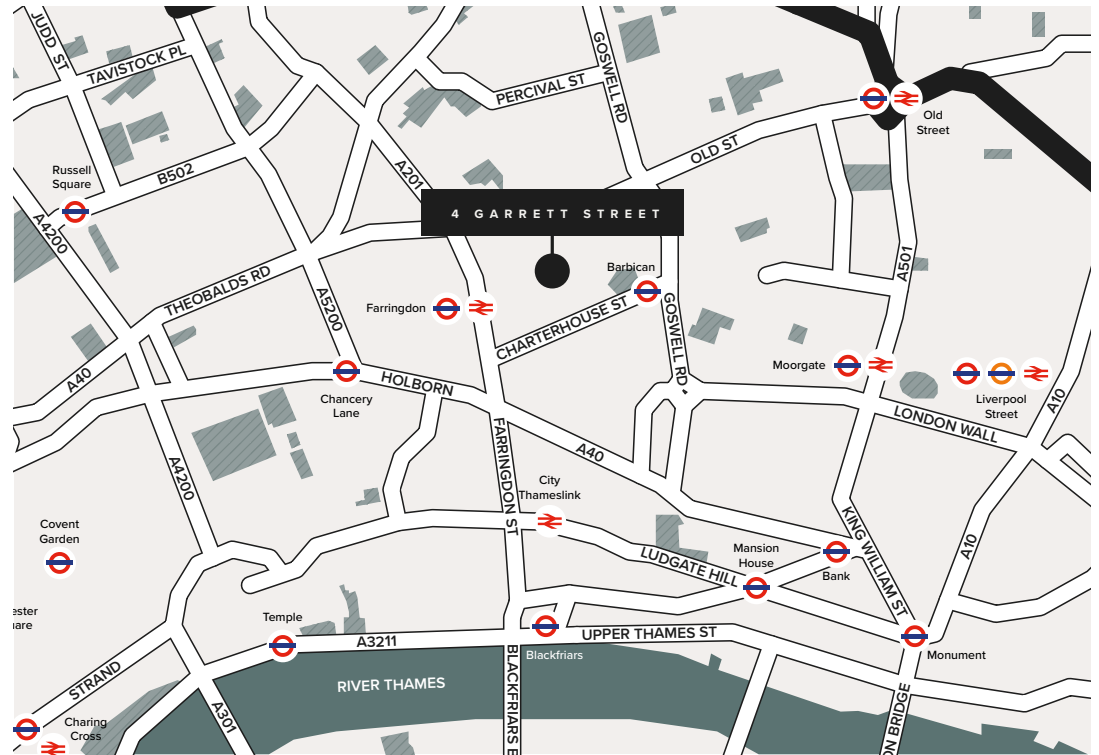
- Yum Bowl
- Whitecross Street-Food Market
- Côte Barbican
- Pasta Nostra
- The Iskelé Restaurant & Bar
- Honest Burger
- Bone Daddies Old Street
- Monohon Ramen
- Wagamama Old Street



- Barbican Conservatory
- Barbican Centre
- Museum of London
- London's Roman Amphitheatre
- The Hoxton, Shoreditch
- Broadgate Circle
- Shoreditch High Street



- BrewDog Old Street
- Tayēr + Elementary
- Be At One - Farringdon
- The Whitecross Tap
- Nightjar
- Serata Hall
- The Gibson
- Ozone Coffee Roaster



Times taken from Google Maps

# FLOOR PLANS

LOWER GROUND



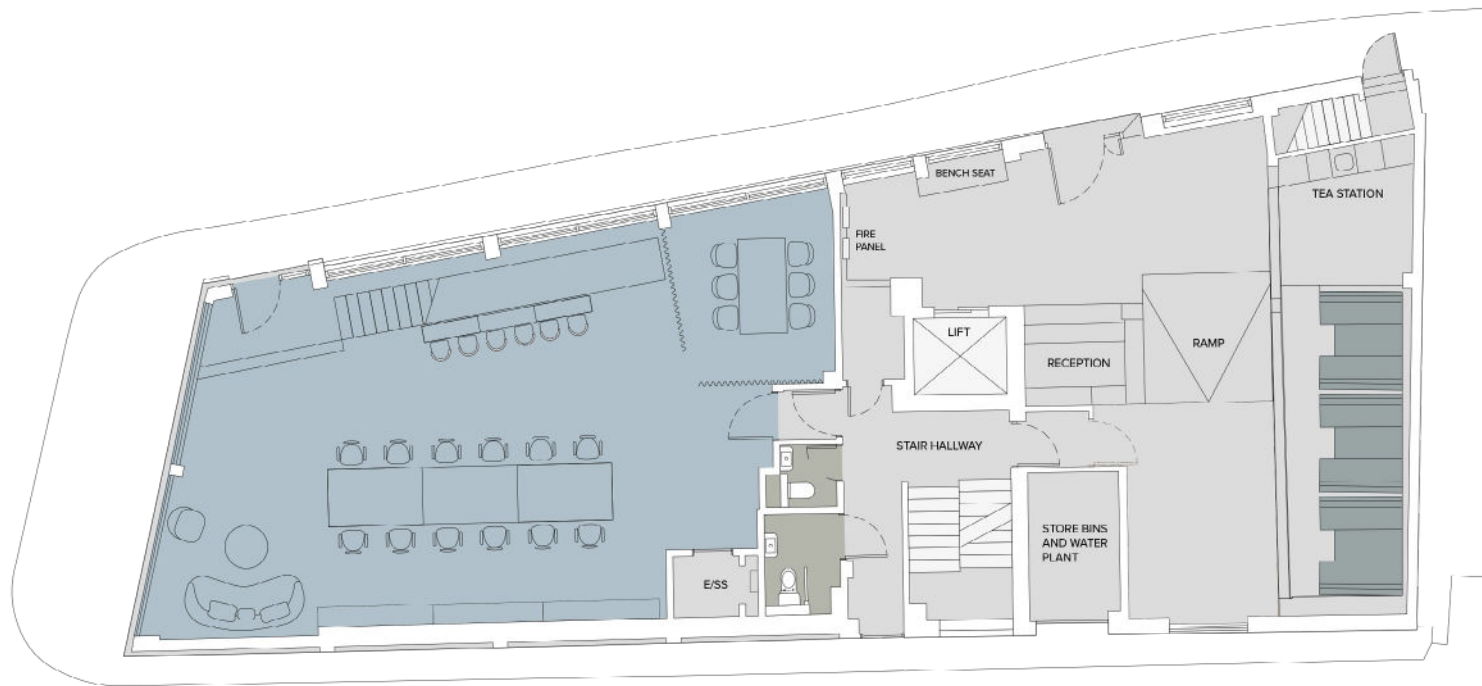
- OFFICE
- BIKE STORE
- BATHROOM FACILITIES
- MEETING ROOM

1,222 SQ FT – 113.5 SQ M

Sq ft has been rounded to the nearest figure and is indicative only. Furnishings are included on selected floors but can be fully furnished upon request.

# FLOOR PLANS

## GROUND FLOOR



-  OFFICE
-  BATHROOM FACILITIES
-  MEETING POD

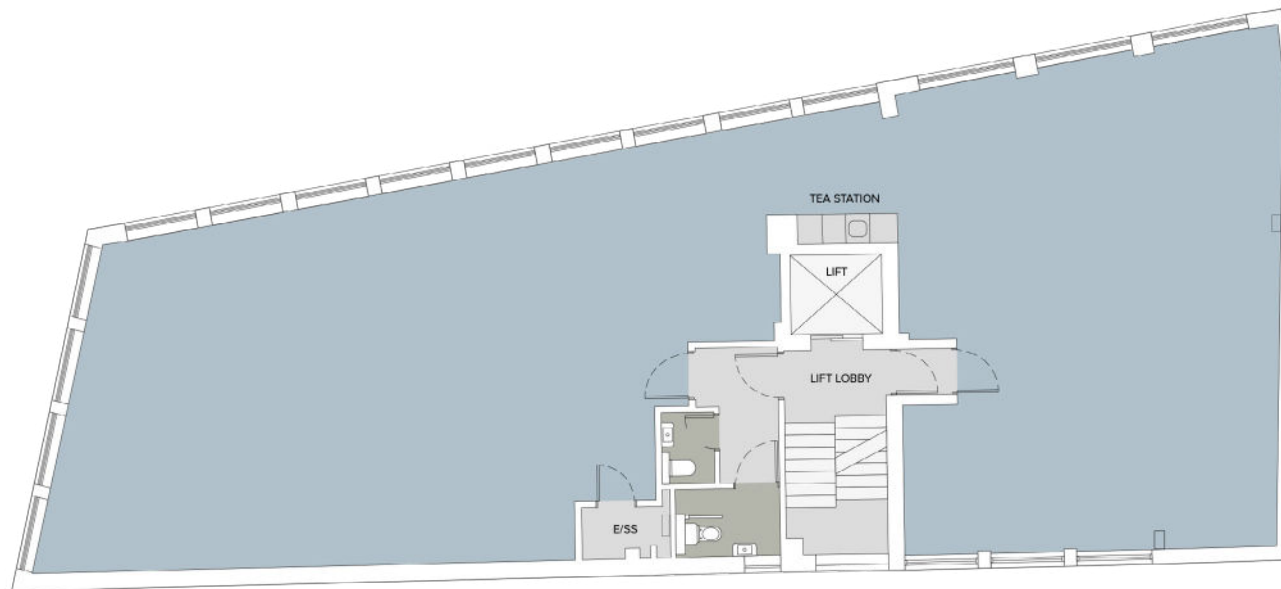
1,093 SQ FT – 101.5 SQ M

Sq ft has been rounded to the nearest figure and is indicative only. Furnishings are included on selected floors but can be fully furnished upon request.



# FLOOR PLANS

## FIRST FLOOR



2,164 SQ FT – 201 SQ M

-  OFFICE
-  BATHROOM FACILITIES

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# FLOOR PLANS

## SECOND FLOOR



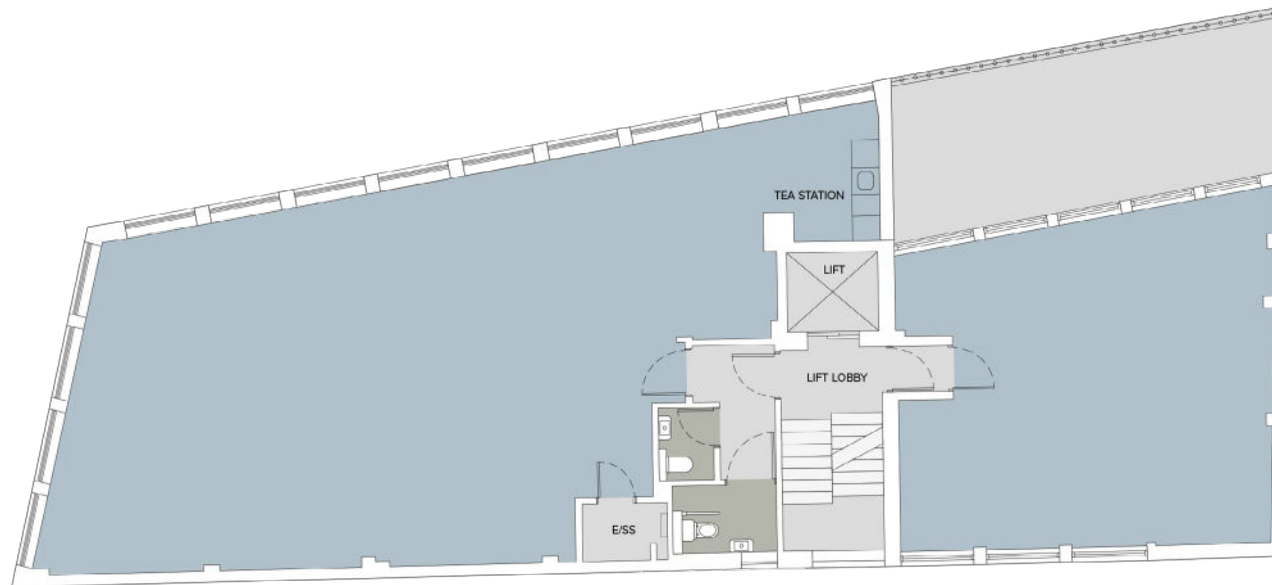
-  OFFICE
-  BATHROOM FACILITIES
-  MEETING ROOM

2,174 SQ FT – 202 SQ M

Sq ft has been rounded to the nearest figure and is indicative only. Furnishings are included on selected floors but can be fully furnished upon request.

# FLOOR PLANS

## THIRD FLOOR



THIRD FLOOR OFFICE 1 – 1,270 SQ FT – 118 SQ M

THIRD FLOOR OFFICE 2 – 592 SQ FT – 55 SQ M

-  OFFICE
-  BATHROOM FACILITIES

Sq ft has been rounded to the nearest figure and is indicative only. Furnishings are included on selected floors but can be fully furnished upon request.

# FLOOR PLANS

## FOURTH FLOOR



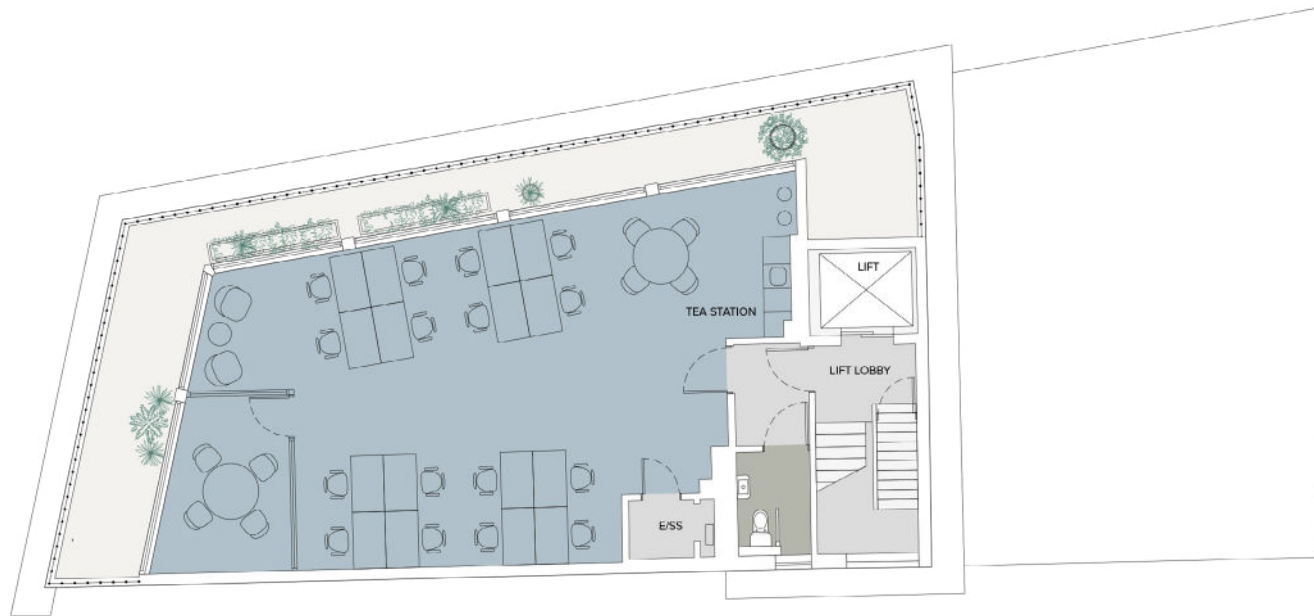
1,270 SQ FT – 118 SQ M

-  OFFICE
-  BATHROOM FACILITIES

Sq ft has been rounded to the nearest figure and is indicative only. Furnishings are included on selected floors but can be fully furnished upon request.

# FLOOR PLANS

## FIFTH FLOOR



915 SQ FT – 85 SQ M

-  OFFICE
-  BATHROOM FACILITIES
-  TERRACE

Sq ft has been rounded to the nearest figure and is indicative only. Furnishings are included on selected floors but can be fully furnished upon request.



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