

L I N K H O U S E

78 Cowcross Street
Farringdon EC1

AN EXCEPTIONALLY WELL CRAFTED BUILDING IN THE HEART OF FARRINGTON

Link House has been artfully reimagined and refurbished to provide 1,954 – 8,230 sq ft of modern warehouse style office space.

The original fabric of the existing 1980's building is celebrated throughout and compliments the new palette of contemporary materials and architectural design.

Formerly a drovers route to Smithfield, medieval Cowcross Street formed the western boundary to the Knights Hospitallers' Priory of St John of Jerusalem. The unique blend of rich history, culture and creativity, coupled with exceptional connectivity makes this one of London's most vibrant and exciting business locations.

Arranged over seven floors, Link House is to be let on a floor-by-floor basis or as a whole.



A LOCATION FOR ALL OCCASIONS



01



06

- 01 Department of Coffee and Social Affairs
- 02 Smithfield Market Detail
- 03 Smithfield Market Exterior
- 04 Polpo
- 05 Malmison
- 06 Smiths of Smithfield
- 07 Cowcross Street
- 08 Barbican
- 09 Gymbox



02



03



07



08



04



05

Farringdon and Clerkenwell have long been celebrated for their wide ranging amenities.

From the pick-of-the-crop coffee shops and awe inspiring Michelin starred restaurants, to late night cocktail bars and state-of-the-art gyms for those early morning sessions – the area’s amenity offering is continually evolving.



09

A HOME TO INDUSTRY LEADERS

Farringdon has a strong historical link to trade and industry – and this is still the case today.

The area continues to attract occupiers from the creative industries and forward thinking businesses – drawn here by the diverse amenity offering and transport connections.



Local Occupiers

- 01 Adidas
- 02 Solus Ceramics
- 03 Airbnb
- 04 Alexander McQueen
- 05 Deloitte Digital
- 06 Grey London
- 07 LinkedIn
- 08 Moon Pig
- 09 Movember
- 10 Publicis Groupe
- 11 Steelcase
- 12 Tesco Digital
- 13 The Museums Association
- 14 TM Lewin
- 15 Unilever Plc
- 16 Vitra
- 17 Zaha Hadid
- 18 Ideal Standard
- 19 Ennismore (Hoxton Hotels)
- 20 Macmillan Publishing

Coffee

- 21 Benugo
- 22 Brill
- 23 Catalyst Coffee
- 24 Exmouth Market Grind
- 25 Department of Coffee and Social Affairs
- 26 EC1 Coffee House
- 27 Look Mum No Hands

Bars & Restaurants

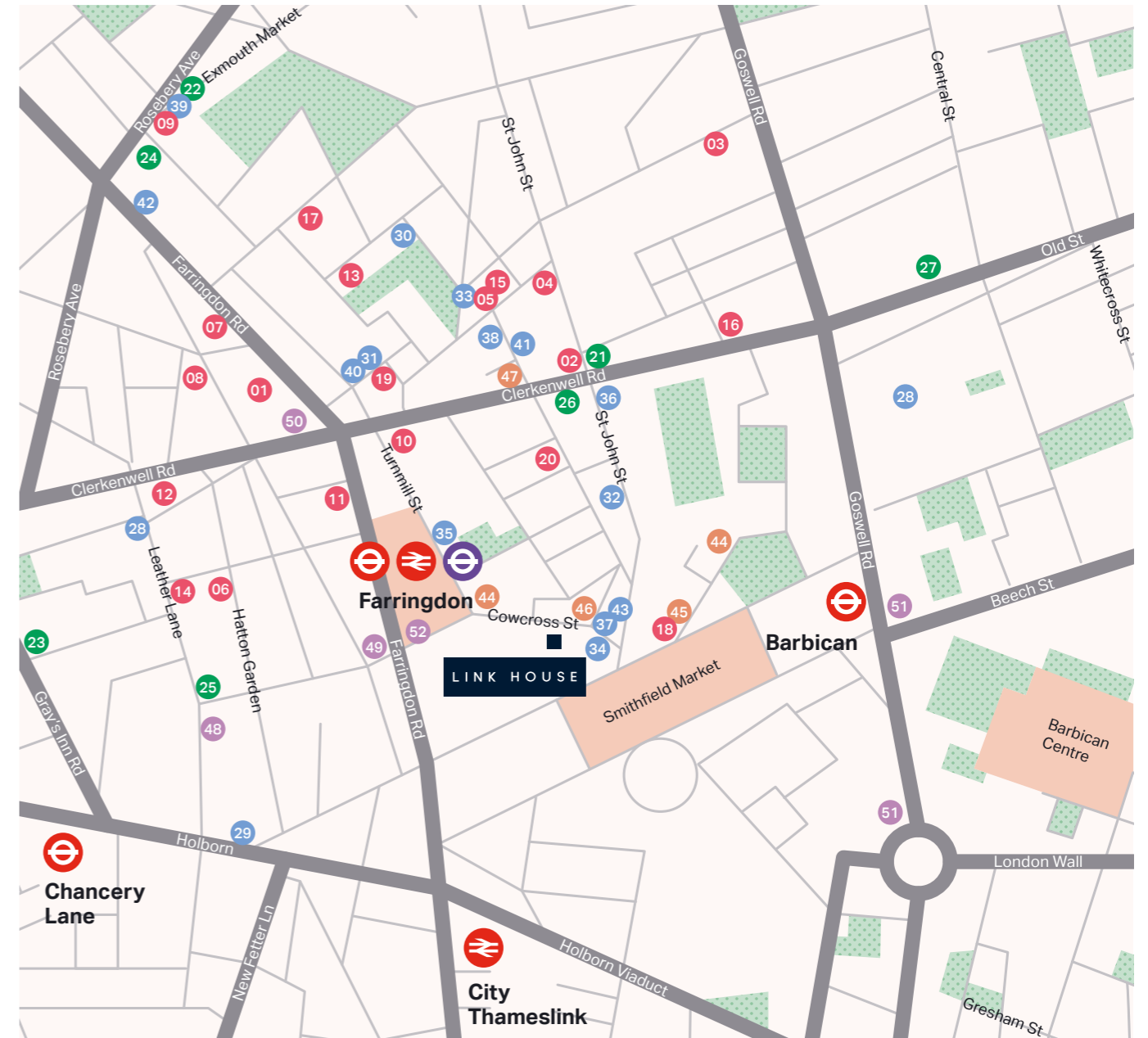
- 28 Attendant
- 29 Bounce
- 30 Coin Laundry
- 31 Dans Le Noir
- 32 Foxlow
- 33 Granger & Co
- 34 Hix Oyster & Chop House
- 35 Ibérica
- 36 Luca
- 37 Polpo
- 38 Sushi Tetsu
- 39 The Exmouth Arms
- 40 The Green
- 41 The Modern Pantry
- 42 The Quality Chop House
- 43 Vinoteca

Hotels

- 44 Malmaison
- 45 The Fox & Anchor
- 46 The Rookery
- 47 The Zetter Hotel

Fitness

- 48 Gymbox
- 49 Frame
- 50 PureGym
- 51 Virgin Active
- 52 MOB45



- 01 Detail of Link House
- 02 Clerkenwell Design Festival
- 03 The Ray Farringdon

THE BEST OF CONNECTIONS

Farringdon station is less than a minute's walk away, offering excellent transport connections across London and further afield.



Journey times taken from the building. Source: TfL.

CROSSRAIL'S ARRIVAL

High frequency, high capacity. From autumn of 2021, the Elizabeth Line will transform how Londoners travel.



01 Cowcross Street Ticket Hall CGI
02 Long Lane Entrance CGI



As part of the redevelopment Farringdon Station will have two new ticket halls. The western end located on the corner of Farringdon Road and Cowcross Street will provide access to and from the Thameslink ticket hall.

The eastern end is bound by Charterhouse Street, Lindsey Street and Long Lane.

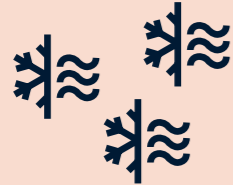
SUMMARY SPECIFICATION

8,230 sq ft
of inspiring warehouse style office space

09 person passenger lift

Secure internal storage spaces for cycles
x31

Naturally ventilated with VRF heating & cooling system throughout



03 Showers and changing rooms



Two WCs per typical floor



Floor to ceiling heights of up to 3m
3m

Roof terraces at 4th & 5th floors



Exposed services with suspended LED lighting



34 Lockers



Brand new main facade with full height sliding glazing and feature brickwork

'striking'

05 Five extensively refurbished floors with two new additional storeys

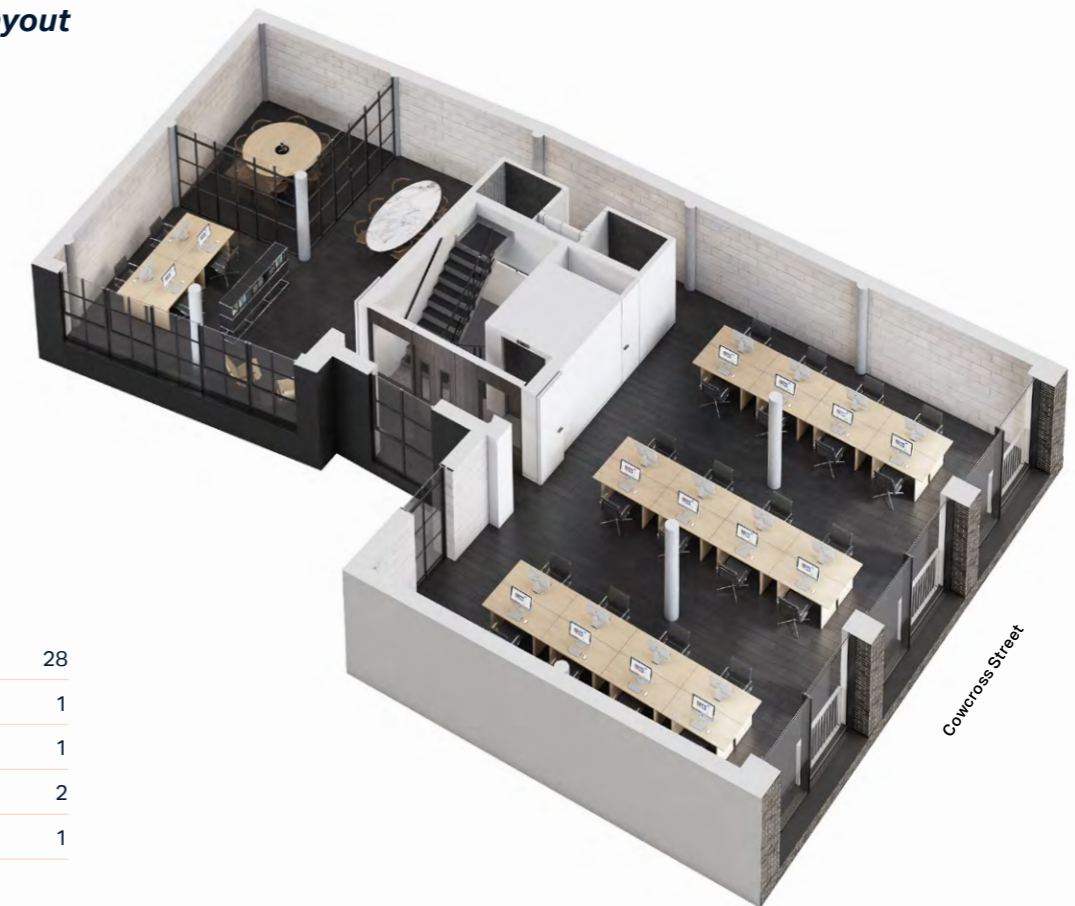


ACCOMMODATION

Floor	Sq M	Sq Ft	Terraces / Courtyard		Status
			Sq M	Sq Ft	
Fifth*	64.8	698	62	666	Available
Fourth*	154.9	1,667	14	149	
Third	181.7	1,956			Available
Second	181.5	1,954			Available
First	181.6	1,955			Available
Ground	141.4	1,522	15	161	Let to Fritz Hansen
Basement	123.0	1,324			
Total	1,029	11,076	91	976	

* Floors to be let together

Typical Floor Layout



Open Plan Desks	28
Private Meeting Room	1
Breakout Space	1
Private WC's	2
Kitchenette	1

For indicative purposes only, not to scale.

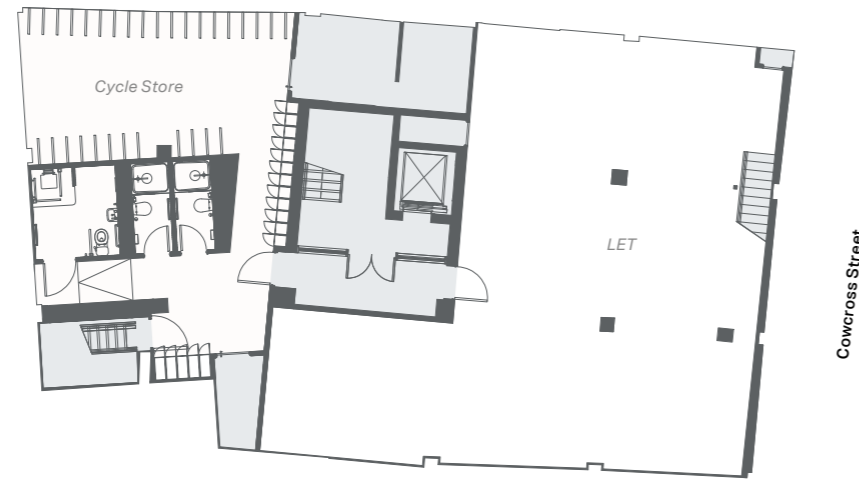


FLOOR PLANS

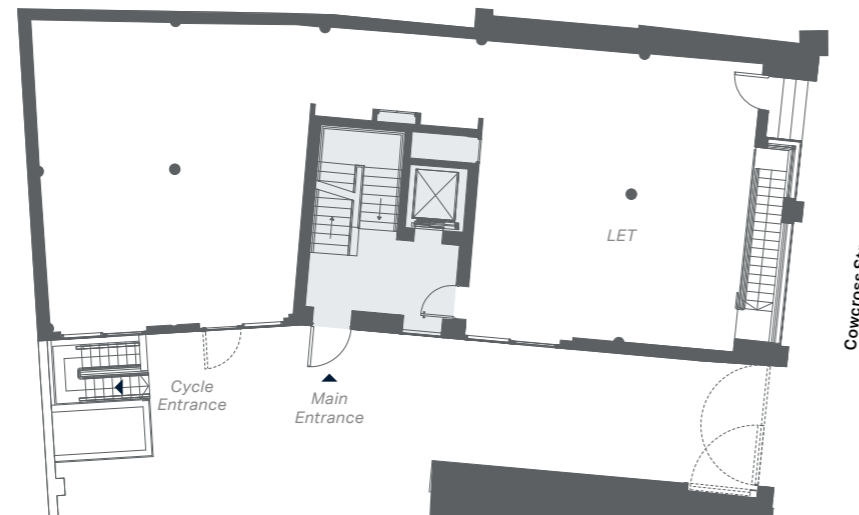


**Fourth & fifth floor to be let together*

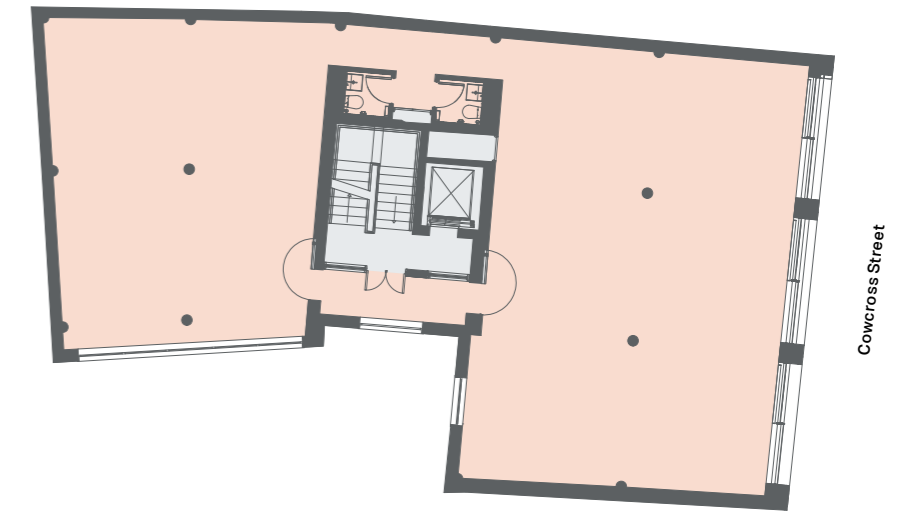
Basement
LET



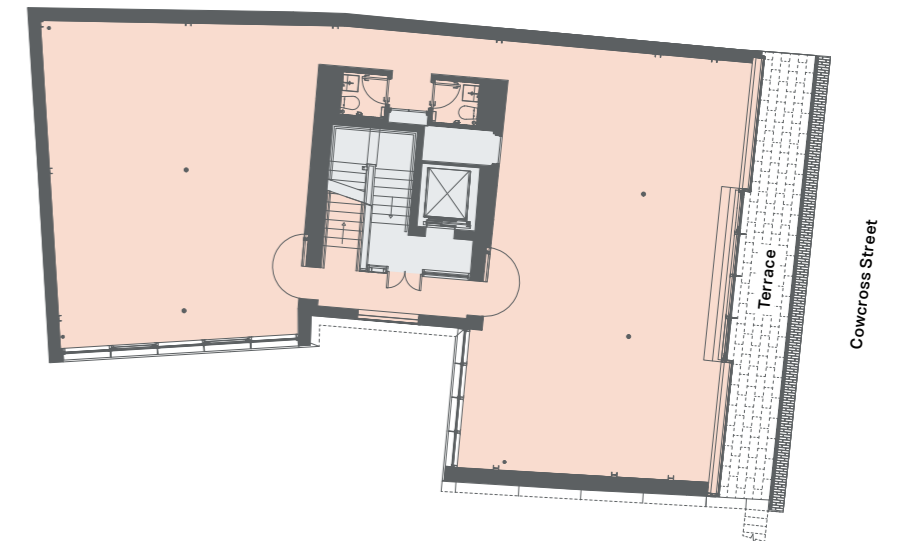
Ground
LET



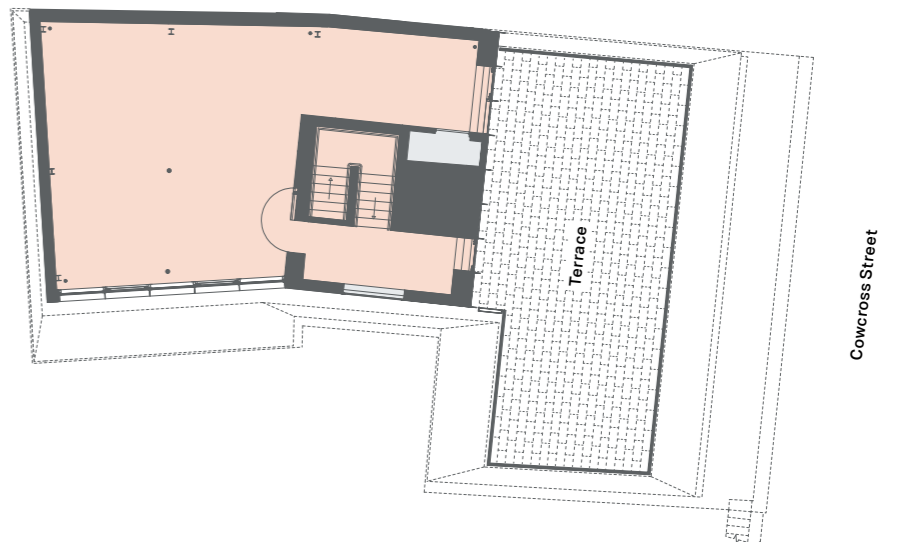
Typical
(First / Second / Third)
1,955 sq ft / 181.6 sq m



Fourth*
1,667 sq ft / 154.9 sq m
(Terrace – 149 sq ft / 13.8 sq m)



Fifth*
698 sq ft / 64.8 sq m
(Terrace – 666 sq ft / 61.9 sq m)



For indicative purposes only, not to scale.

Fifth Floor Terrace





FURTHER INFORMATION

Viewings

Through joint letting agents.



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A development by



Terms upon application.

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