



LINK HOUSE

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 11,400 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.

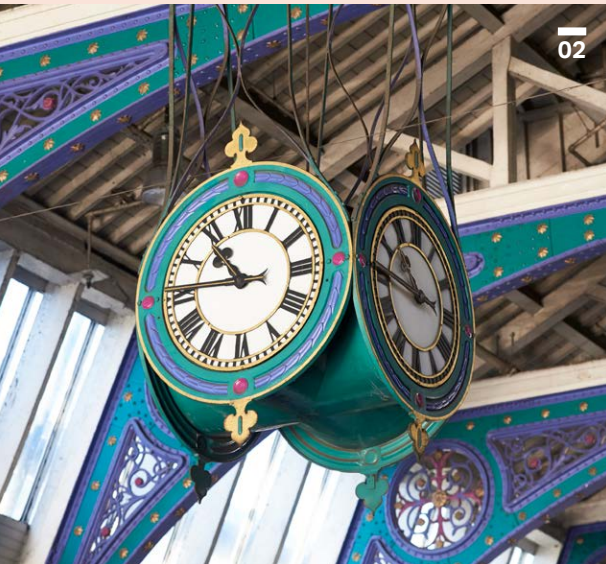
*Arranged over seven floors, Link House
is to be let on a floor-by-floor basis
or as a whole.*



A LOCATION FOR ALL OCCASIONS



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



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

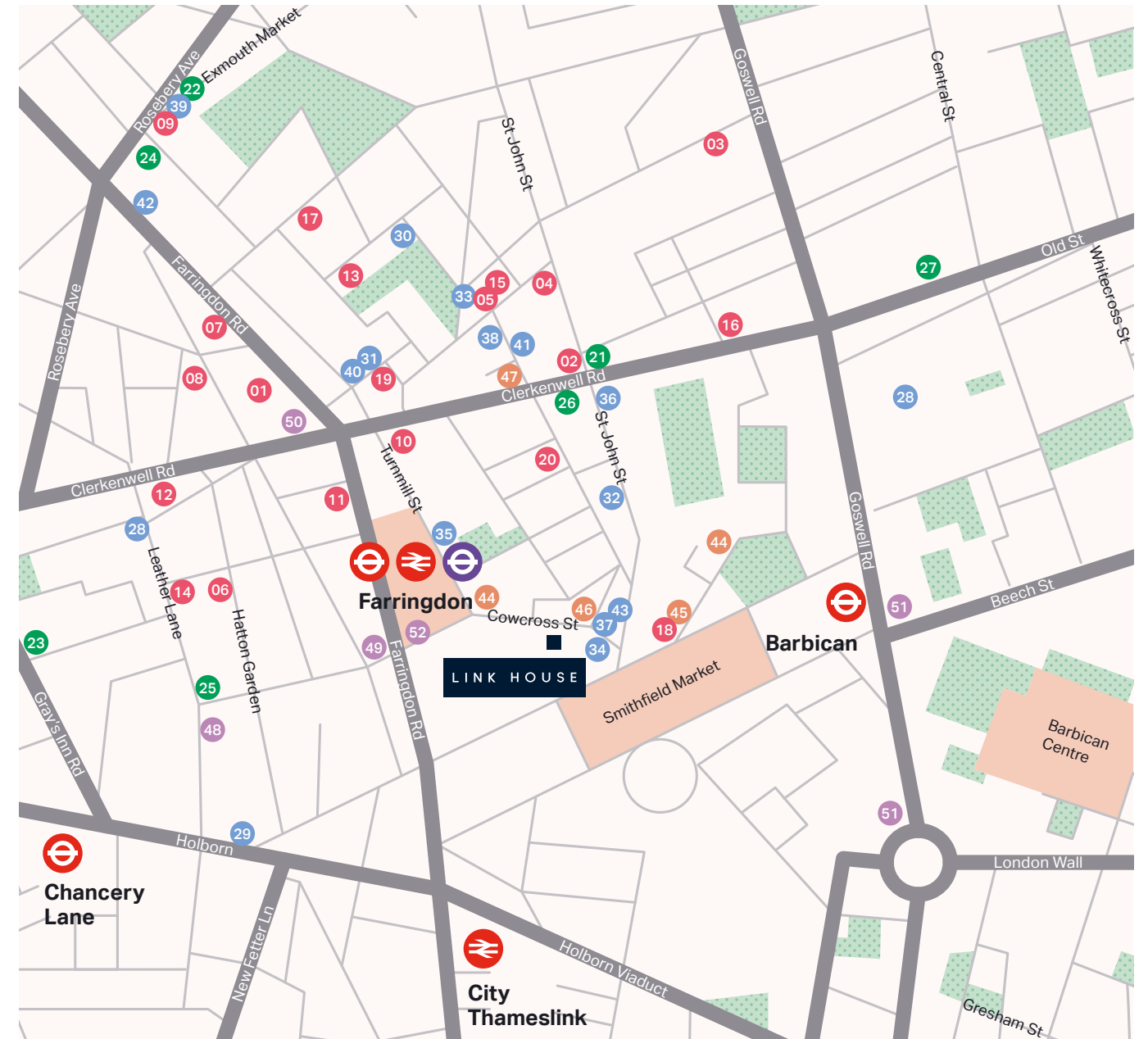
From the pick-of-the-crop coffee shops and awe inspiring Michelin starred restaurants, to late night cocktail bars and state-of-the-art gyms for those early morning sessions – the area's amenity offering is continually evolving.



A photograph of a modern building's exterior, featuring a light-colored brick facade. A large, dark-framed window is the central focus, revealing an interior space with a man standing behind a wooden railing. The building has a clean, minimalist design with horizontal lines and large glass panels. The number '01' is visible in the top right corner.



48	Gymbbox
49	Frame
50	PureGym
51	Virgin Active
52	MOB45



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 2019, 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

11,369 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



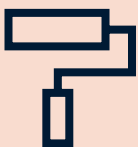
34 Lockers



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 Ft	Sq M
Fifth*	700	65
Fourth*	1,755	163
Third	2,024	188
Second	2,024	188
First	2,024	188
Ground*	1,453	135
Basement*	1,389	129
Total	11,369	1,056

* Floors to be let together

Subject to on-site measurement upon completion.

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.

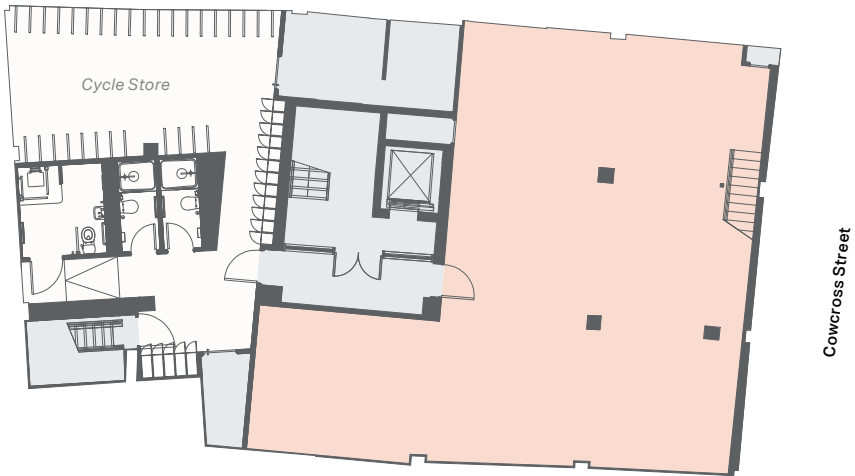


FLOOR PLANS

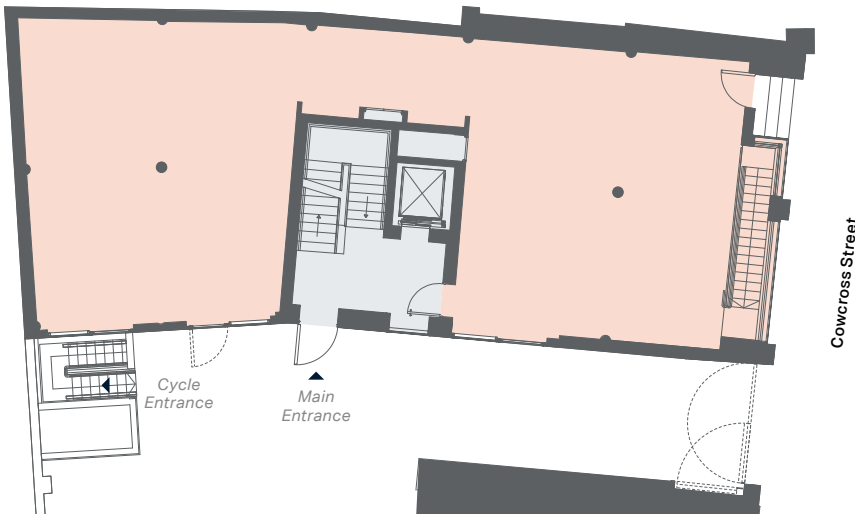


**Basement & ground floor to be let together / fourth & fifth floor to be let together*

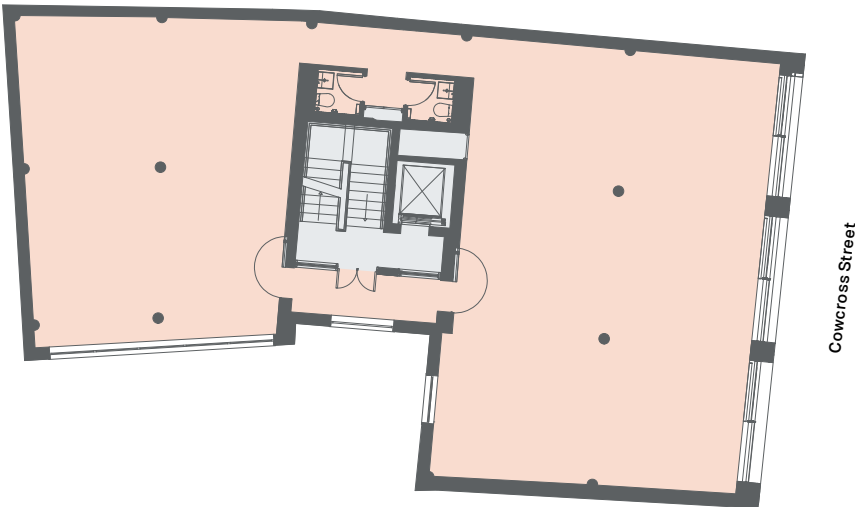
Basement*
1,389 sq ft / 129 sq m



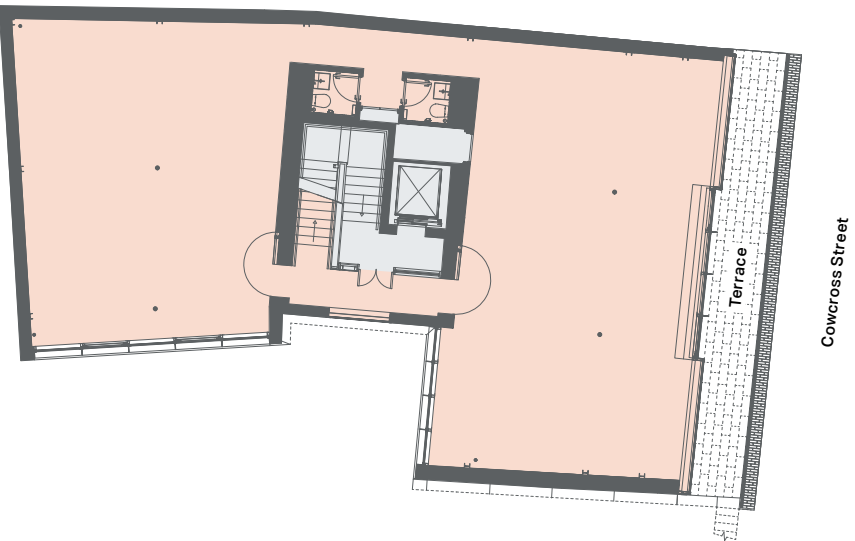
Ground*
1,453 sq ft / 135 sq m



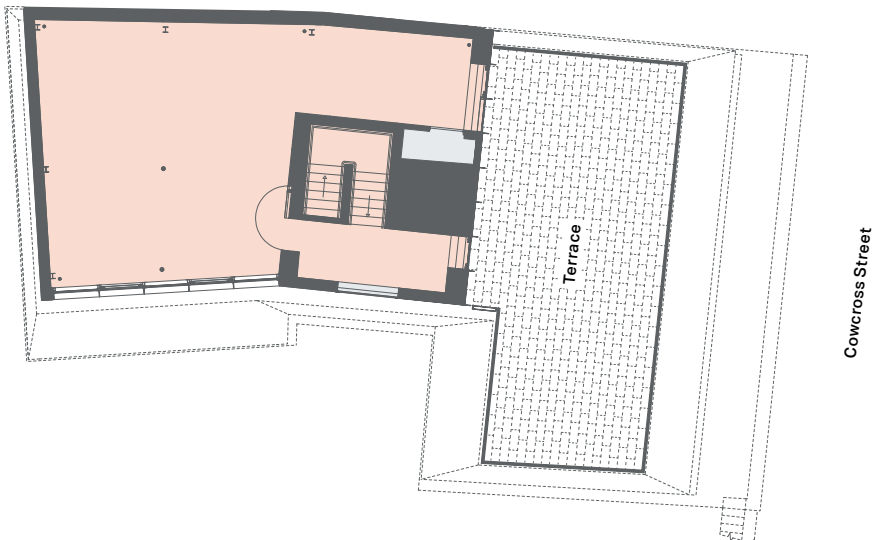
Typical
(First / Second / Third)
2,024 sq ft / 188 sq m



Fourth*
1,755 sq ft / 163 sq m
(Terrace – 193 sq ft / 18 sq m)



Fifth*
700 sq ft / 65 sq m
(Terrace – 635 sq ft / 59 sq m)







FURTHER INFORMATION

**Anticipated Project
Completion Q3 2019**

Viewings

Through sole letting agents.



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A development by



Terms upon application.

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