



BOUNDARY HOUSE

7,716 SQ FT FULLY FITTED OFFICE SPACE

THE BUILDING

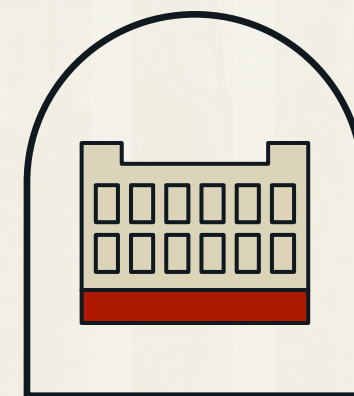
FARRINGDON WORKSPACE

Boundary House is a 35,000 sq ft ex warehouse building in the heart of Farringdon, providing high quality office space and first class tenant amenities.

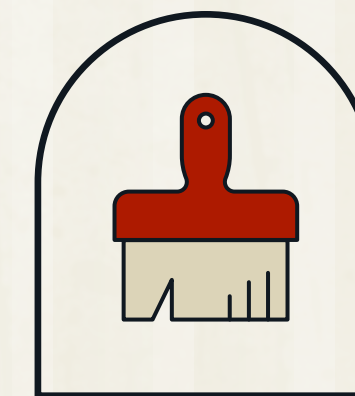
The sixth floor has been extensively refurbished to offer 3,647 sq ft of fully fitted plug and play space. The 3rd floor, which comprises 4,069 sq ft, is also undergoing refurbishment and will be ready in May 2025 – also providing fully fitted space.



150 YARDS FROM
FARRINGDON STATION



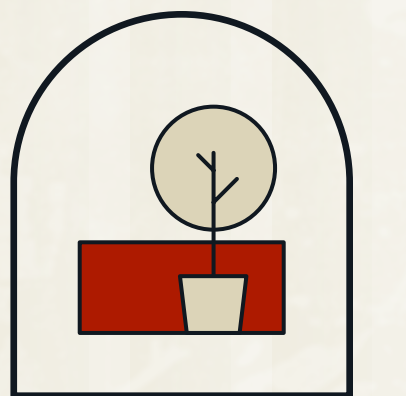
WAREHOUSE STYLE
BUILDING



FULLY
REFURBISHED



FULLY FITTED
SPACE



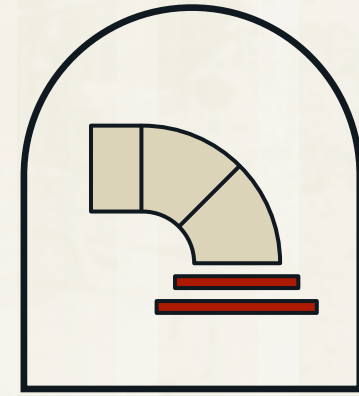
COMMUNAL
ROOF TERRACE

COMMUNAL ROOF TERRACE

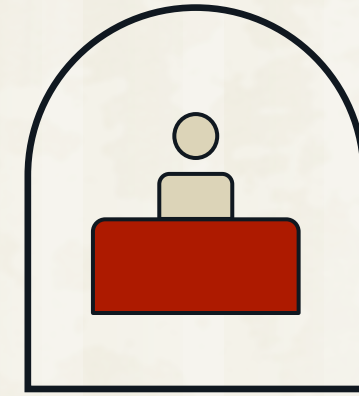


UNRIVALLED VIEWS

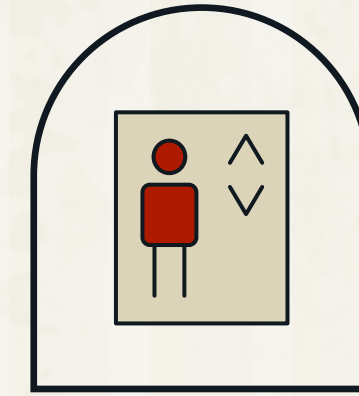




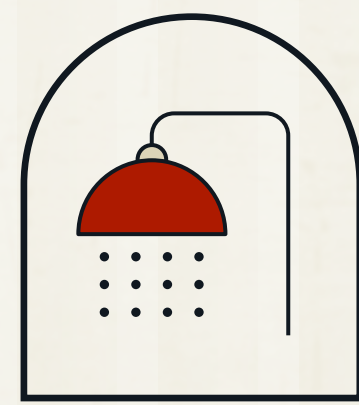
NEW ELECTRIC AIR
CONDITIONING



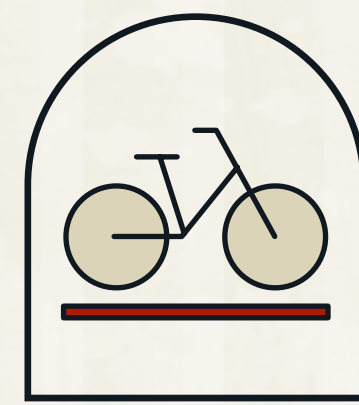
MANNED
RECEPTION



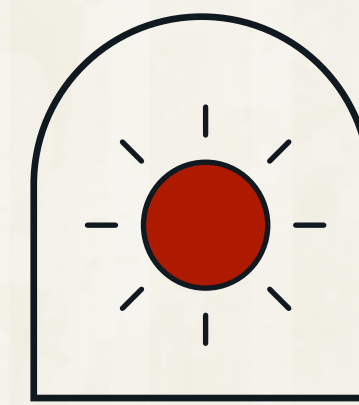
PASSENGER
LIFT



NEWLY REFURBISHED
SHOWERS & LOCKERS



SECURE
BIKE RACKS



EXCELLENT
NATURAL LIGHT

SPECIFICATION

FINER
DETAILS



THE SPACE

6TH FLOOR SPACE



ACCOMMODATION

SPACE PLANS

Floor	Sq ft	Sq m
6th	3,647	339
3rd	4,069	378
Total	7,716	716.8



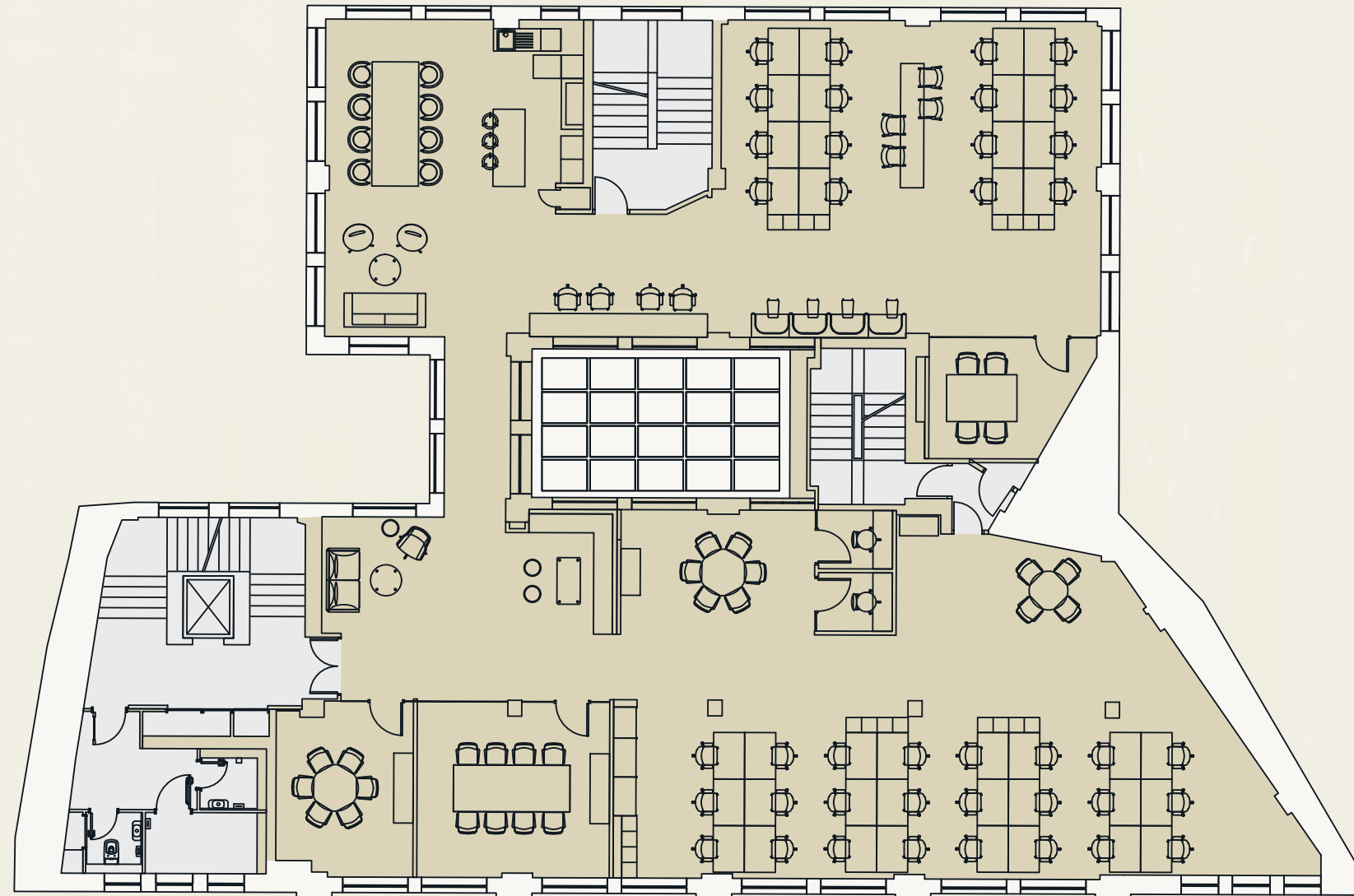
● Office ● Core

Floor plans not to scale. For indicative purposes only.



3RD FLOOR – 4,069 SQ FT (378 SQ M)

Available Q2 2025

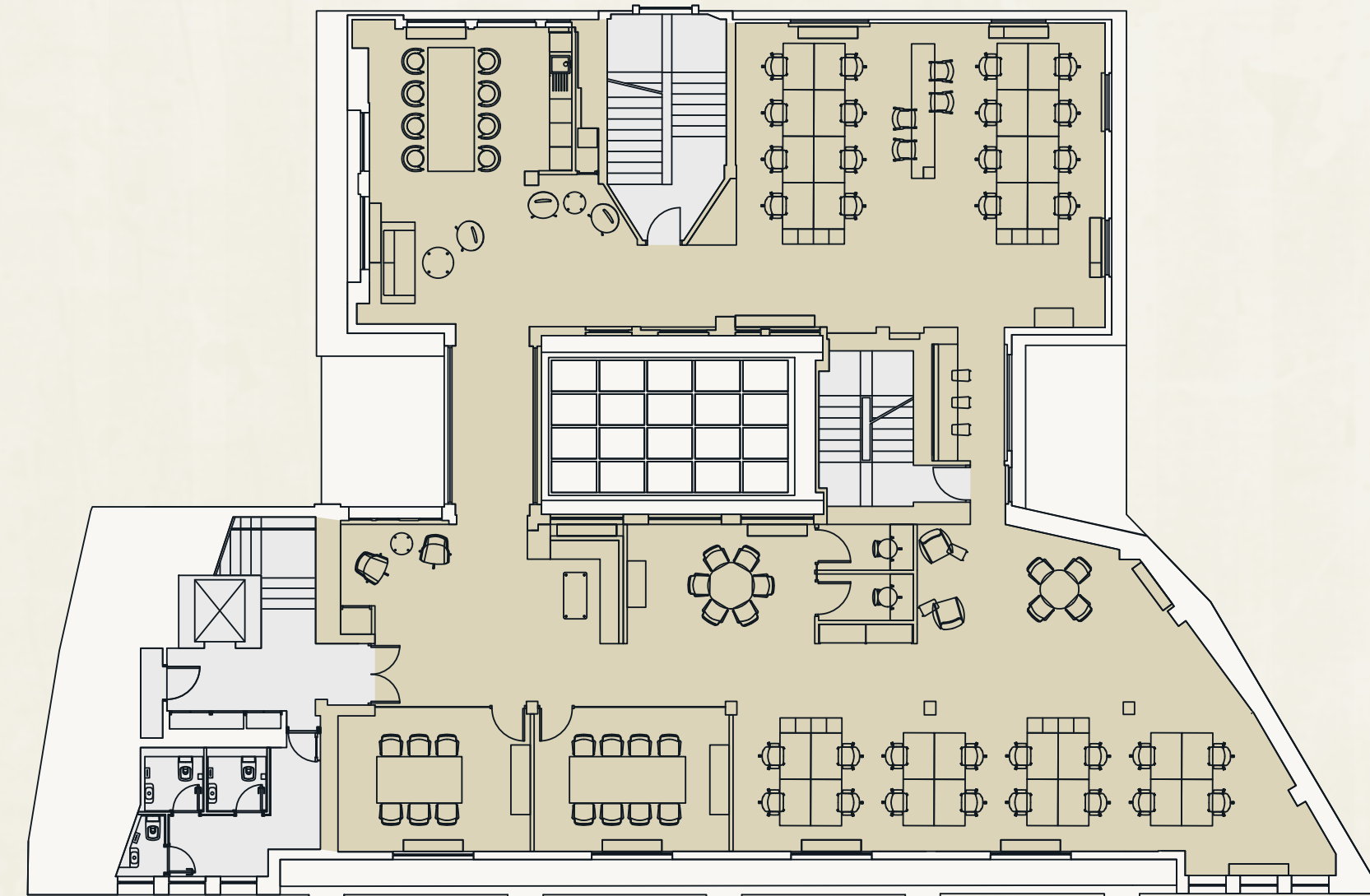


Charterhouse Street

Open plan workstations	40	6 person meeting room	01
Agile working spaces	10	4 person meeting room	01
Zoom rooms	02	Kitchenette / breakout area	01
Collaboration area	01	Welcome area	01
8 person meeting room	01	Total workstations	40

6TH FLOOR – 3,647 SQ FT (339 SQ M)

Available Now



Charterhouse Street

Open plan workstations	32	6 person meeting room	01
Agile working spaces	10	Kitchenette / breakout area	01
Zoom rooms	02	Welcome area	01
Collaboration area	01	Total workstations	32
8 person meeting room	01		



01



02



03



04



05

01 Smiths of Smithfield

02 St. John

03 Ibérica

04 Le Café Du Marché

05 Charterhouse Square

LOCATION

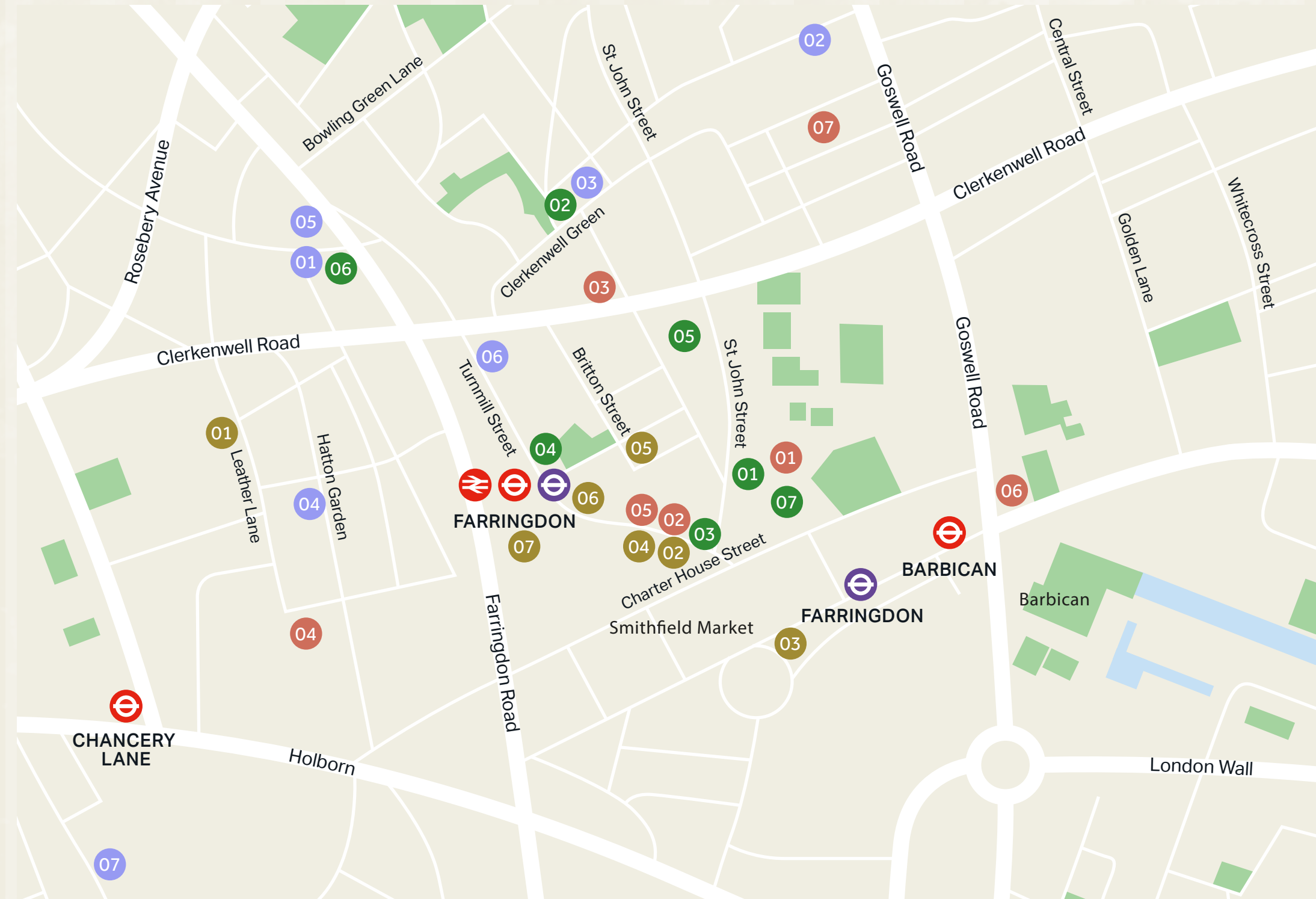
LOCAL LIFE

Farringdon is an exciting lifestyle and culture destination, with a plethora of buzzy restaurants, pub and leisure amenities all on your doorstep.

CONNECTIVITY

GETTING AROUND

Transport links are excellent, with Farringdon Station just around the corner. The Elizabeth Line at Farringdon further enhances journey times across London and beyond.



LOCAL AMENITIES



Local Occupiers

- 01. Adidas
- 02. Airbnb
- 03. Deloitte Digital
- 04. Grey London
- 05. LinkedIn
- 06. Publicis Groupe
- 07. Saatchi & Saatchi

Coffee

- 01. Attendant
- 02. PAUL
- 03. Redemption Roasters
- 04. Snoozze Coffee
- 05. Bench
- 06. Pret A Manger
- 07. Triple Two Coffee

Bars & Restaurants

- 01. St John
- 02. Granger & Co
- 03. Vinoteca
- 04. Ibérica
- 05. Clerkenwell & Social
- 06. Piano Works
- 07. Fox & Anchor

Hotels & Fitness

- 01. Malmaison London
- 02. The Rookery
- 03. The Zetter
- 04. Gymbox
- 05. Crossfit
- 06. Nuffield Health
- 07. Drakes Gym

WALK TIMES (from the building in minutes)

02

Farringdon



02

Barbican



06

City Thameslink



11

Blackfriars



ELIZABETH LINE TIMES (from Farringdon in minutes)

02

Liverpool St



05

Bond Street



08

Paddington



36

Heathrow Airport



Source: TfL

CONTACT

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EPC Rating: B

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.

Designed by Cre8te - 020 3468 5760 - cre8te.london

