

# 31-35 KIRBY STREET

LONDON, EC1N 8TE



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Rebuilt in 2009 this serviced office building on Kirby Street has a fantastic large roof top Garden. Meeting rooms are available to hire although due to the amount of break out space many clients choose not to. Working with architects Wells Mackereth, there's plenty of colour and lounges on each floor.

## LOCATION

Located on Kirby Street, these serviced offices are in EC1 in the City of London. Farringdon underground station is a short walk away which is due to become one of London's most important stations with the arrival of Crossrail in 2018.

## SPECIFICATION/AMENITIES

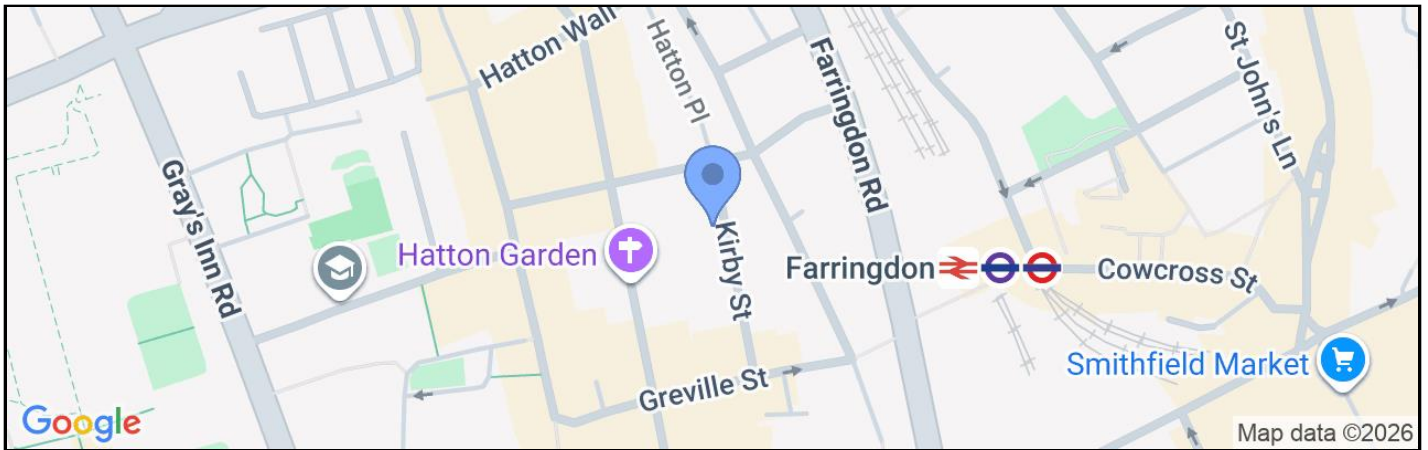
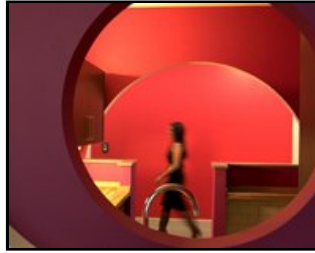
- Virtual Offices
- IT Solutions
- Showers
- Simple licence agreement
- 24hr access

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### GENERAL ENQUIRIES

0203 440 9800

[info@gryphon.uk.com](mailto:info@gryphon.uk.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. April 2026