



## DESCRIPTION

This centre prides itself in being dynamic offering a vast array of work environments such as conference rooms and co-working spaces which are all specifically designed to produce creativity. This, when partnered with top-quality furnishings, excellent flexibility, climate-controlled workspaces and super-fast Wi-Fi, makes this centre a fantastic business hub that will accommodate every professional need.

## LOCATION

This centre is located just minutes away from Farringdon and Chancery Lane stations giving you access to the Metropolitan, Hammersmith & City, Circle and Central lines meaning you will always be well connected to the rest of the city. As well as numerous restaurants and bars, the Museum of the Order of Saint John and the English Touring Opera House are just around the corner so you will never be short of good food and culture.

## SPECIFICATION/AMENITIES

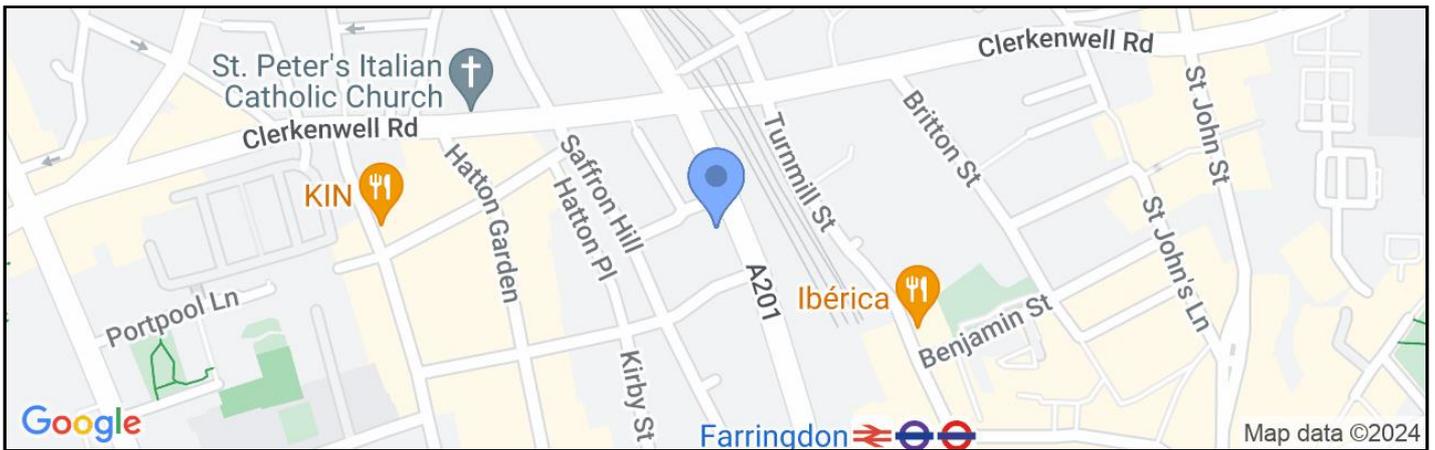
- Access 24/7
- Air-Conditioning
- Meeting Rooms
- Showers
- Kitchen

# 77 FARRINGDON ROAD

LONDON, EC1M 3JU



GRYPHON  
PROPERTY PARTNERS



## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

**ANDREW MCCALLUM**

0203 440 9809

[andrew@gryphon.uk.com](mailto:andrew@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 2024