

THE  
**TOWNHOUSE**  
BUILDING

**JOHNSON  
GARDENS**

Farringdon, EC1

[johnsongardens.london](http://johnsongardens.london)





**REFURBISHED VICTORIAN TOWNHOUSE**

**2,440 SQ FT OF OFFICE/STUDIO SPACE,  
AVAILABLE NOW FULLY FITTED**

**FULL CAMPUS ACCESS AND BENEFITS**



# JOHNSON GARDENS

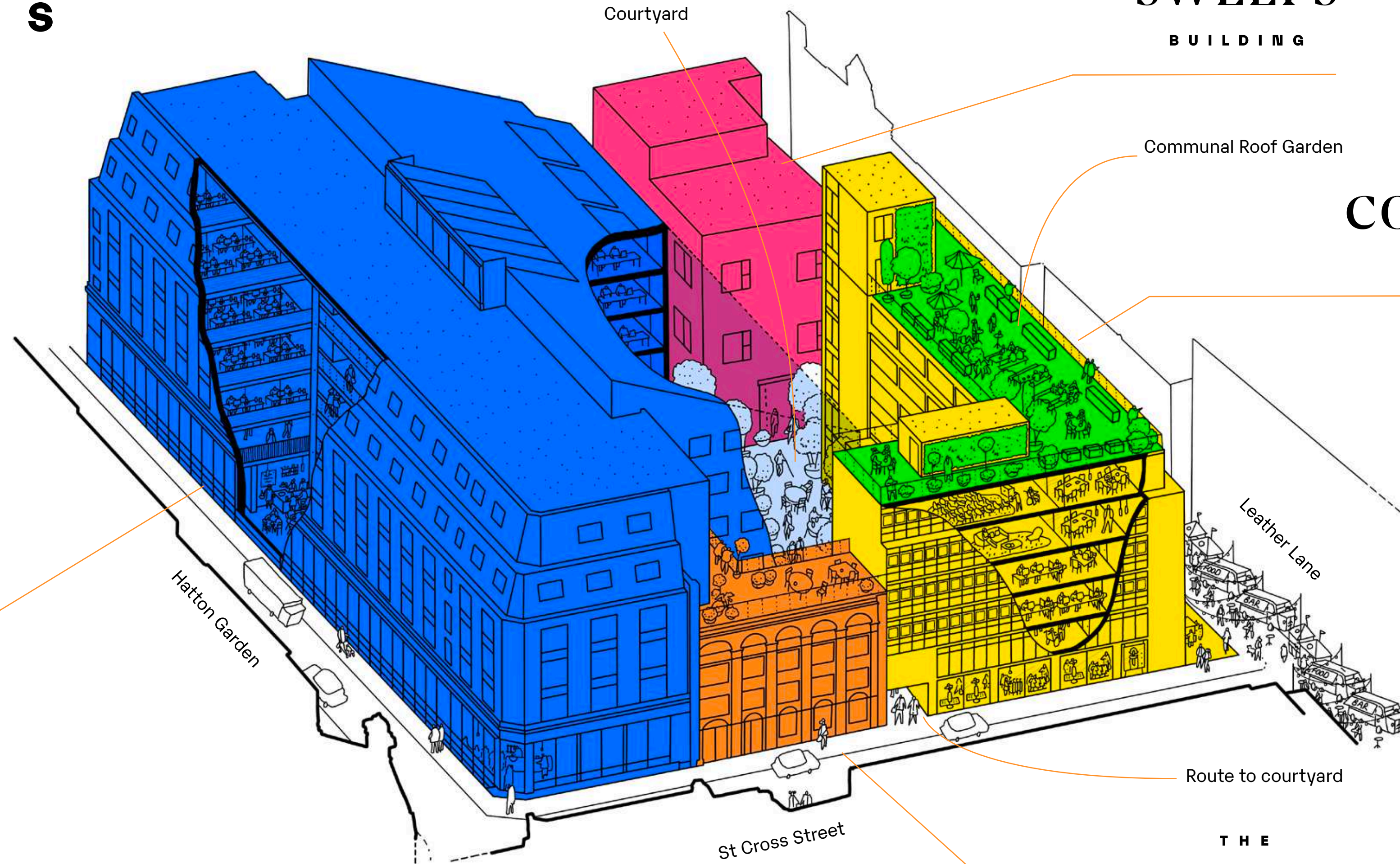
Farringdon's award-winning  
office campus

## THE SWEEPS BUILDING

## THE COURTYARD BUILDING

## THE JOHNSON BUILDING

## THE TOWNHOUSE BUILDING



Courtyard

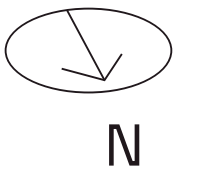
Communal Roof Garden

Hatton Garden

Leather Lane

St Cross Street

Route to courtyard

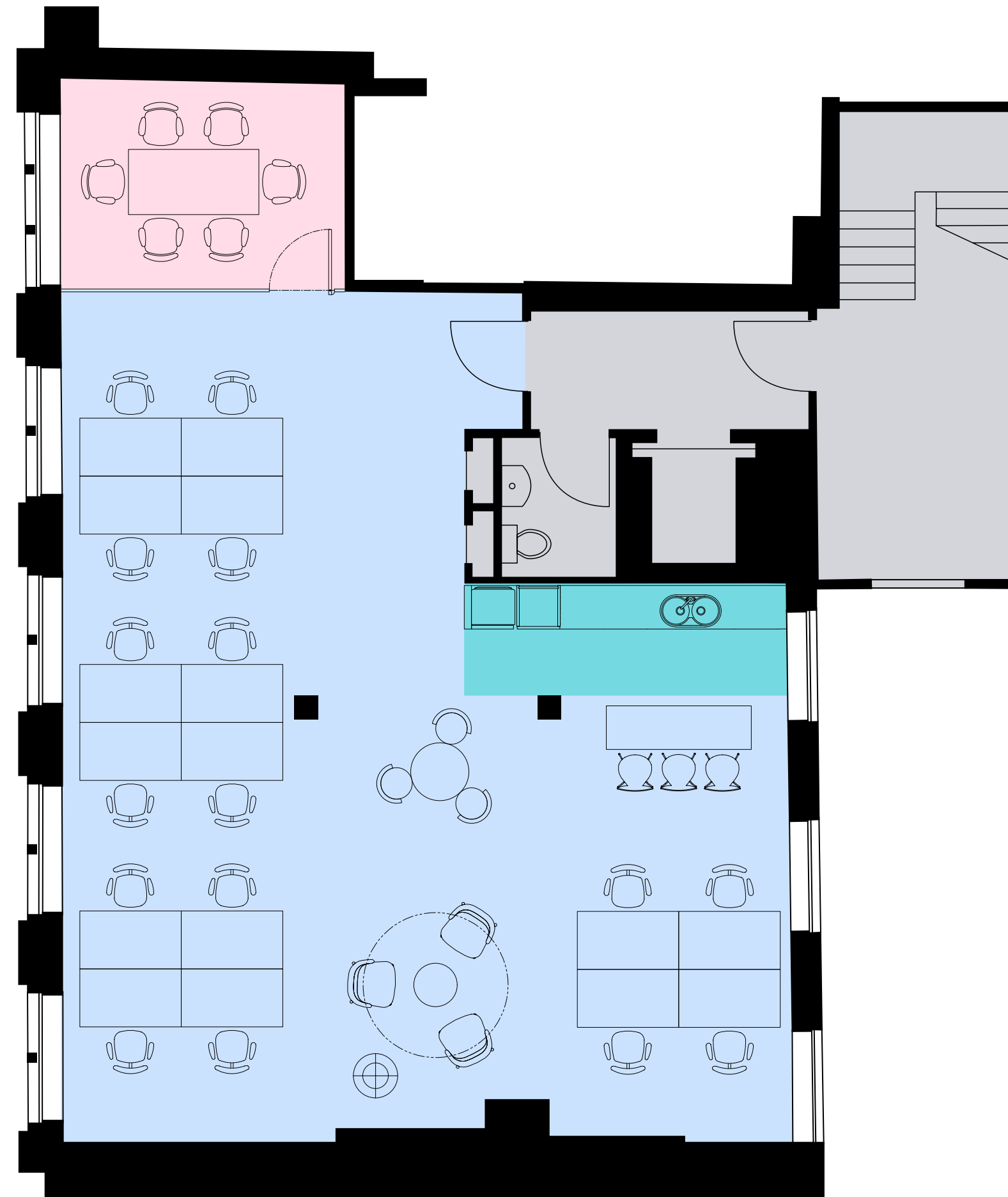


# CURRENT AVAILABILITY

<b>LEVEL</b>	<b>NIA sqft</b>	<b>NIA sqm</b>
3 - LET		
2 - LET		
1 - AVAILABLE	1,190	111
G - LET		
LG - Wellness Studio	1,250	116
<b>TOTAL</b>	<b>2,440</b>	<b>227</b>

# 1

ST CROSS STREET



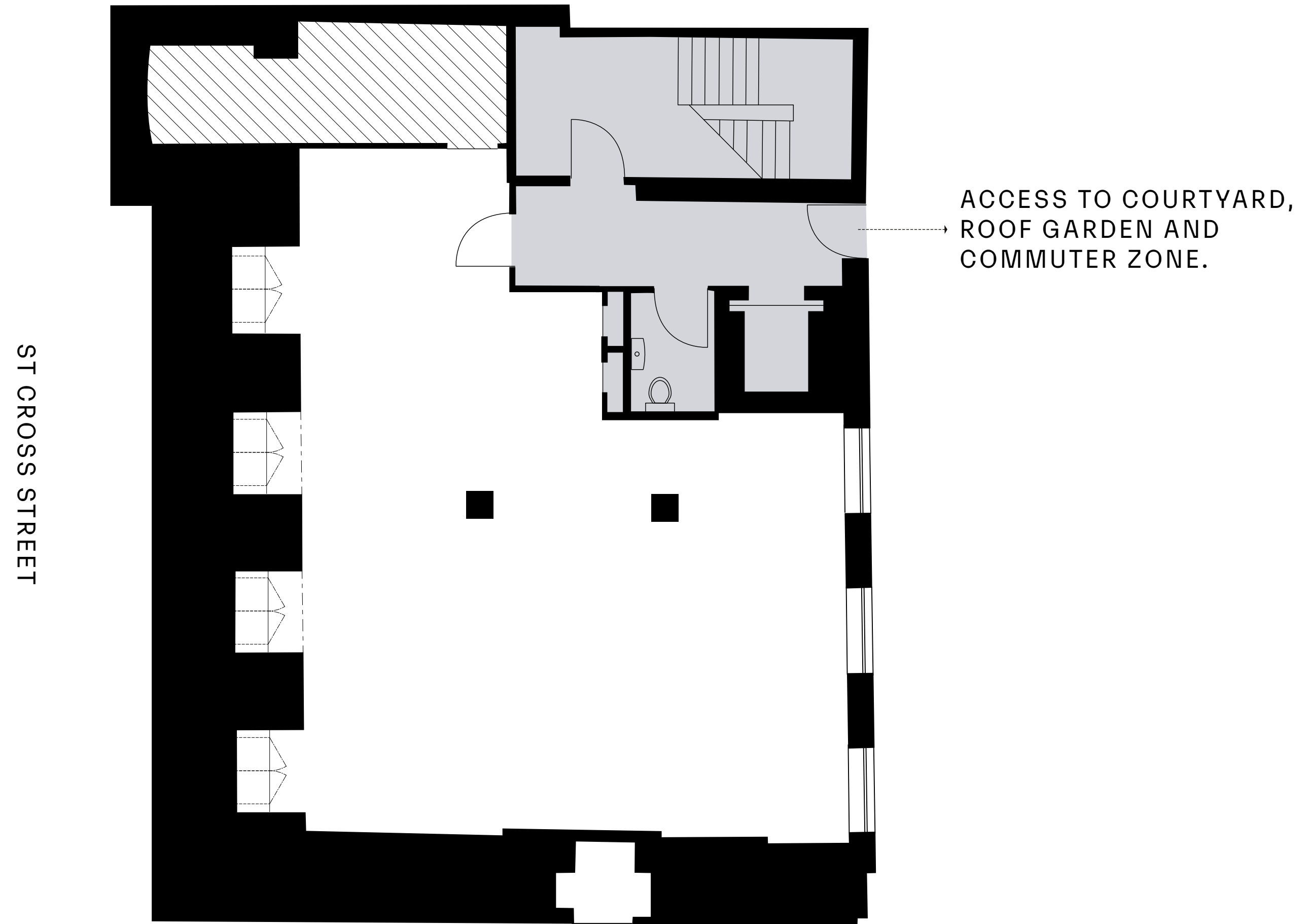
**KEY**

- OFFICE SPACE
- KITCHEN
- MEETING ROOM

LEVEL	Sq. Ft	sq m
1	1,190	111



NOTE all areas for indicative purposes only and subject to final measurements.



LG

LEVEL	Sq. Ft	sq m
LG	1,250	116



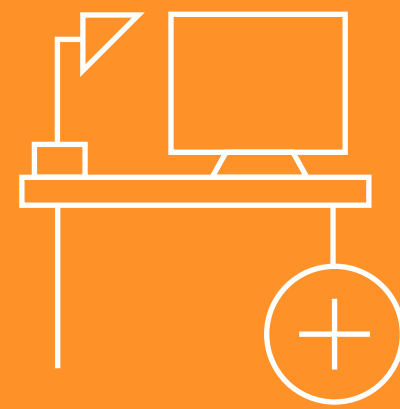
NOTE all areas for indicative purposes only and subject to final measurements.



# OFFICE SPECIFICATION

- Modern suspended LED lighting
- New timber flooring
- Large crittall windows
- 8-person passenger lift
- Boutique designed reception and arrival
- Refurbished common parts and WCs
- Fibre broadband
- Ready now for immediate occupation

# YOUR BUSINESS YOUR CHOICE



## CAT A+

Expertly designed, fully-fitted, furnished and fibred workspace allowing you to move in straight away.



## CAT A+

### Managed-Lite CAT A+ and more.

Our managed solution allows you to consolidate your costs into one monthly payment, enabling you to focus on what you do best; running your business.

WHAT'S INCLUDED IN THE PRICE	CAT A+	MANAGED-LITE
Fitted and furnished	✓	✓
Rent	✓	✓
Gym/Wellness studio	✓	✓
Changing rooms, bike store, shower facilities	✓	✓
Communal terrace	✓	✓
Pre-agreed reinstatement		✓
Service charge and building insurance		✓
Business rates		✓
Utilities		✓
Cleaning		✓
Fibre		✓

\*Broker fees payable.



# MORE THAN JUST AN OFFICE



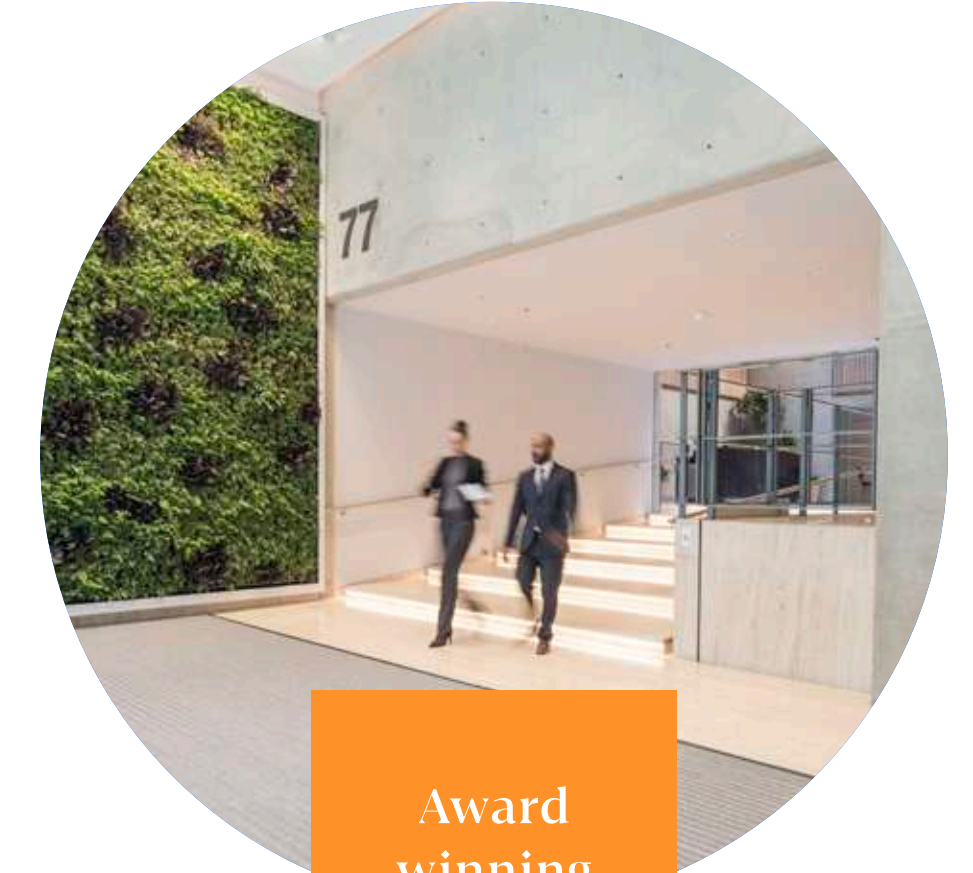
Landscaped courtyard



Communal roof garden and events space



Excellent connectivity



Award winning campus



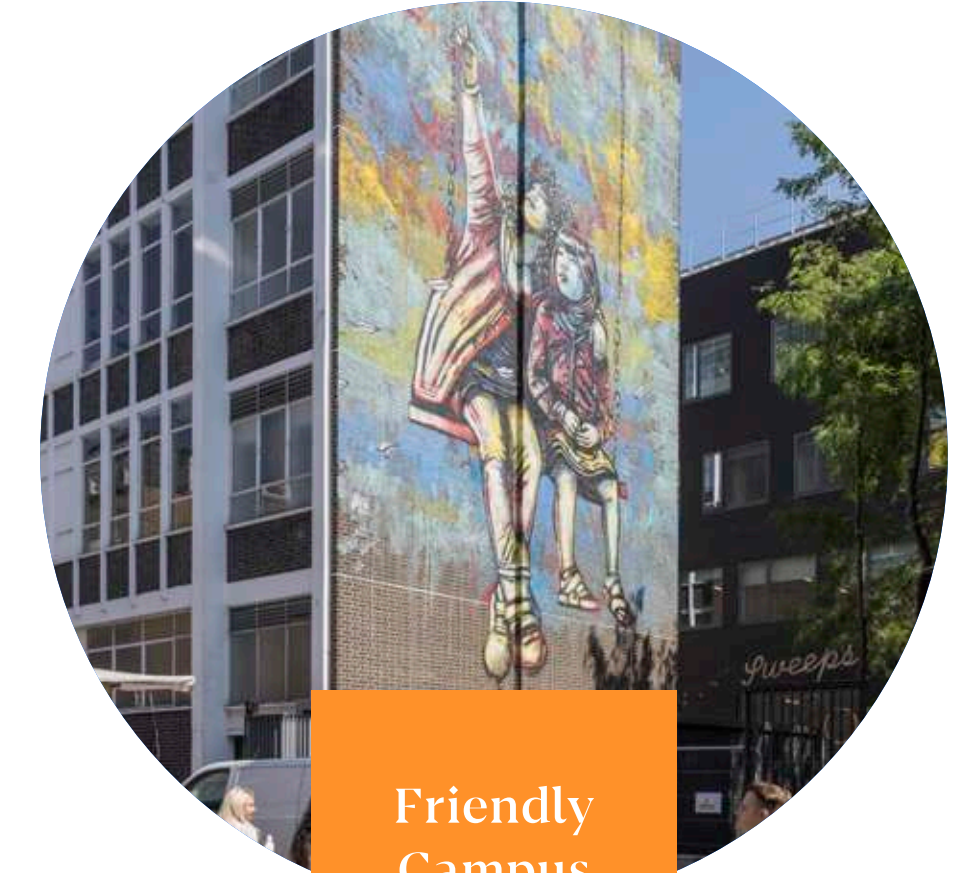
Super-charged commuter zone



On-site barista



My Johnson Gardens app



Friendly Campus Team



COMMUNAL  
ROOF GARDEN  
AND EVENT  
SPACE

# LANDSCAPED COURTYARD



# LOCAL AREA

## Food & Beverage:

Green  
 The Slaughtered Lamb  
 Brewdog  
 The Piano Works  
 Anglo  
 Daddy Donkey  
 Prufrock  
 Bleeding Heart  
 Bounce  
 The Hope  
 Smiths  
 The Rookery  
 Luca  
 St John  
 The Fence

## Retail:

Adidas  
 Alexander MQueen  
 Condor  
 Frame  
 Vitra

## Accommodation:

The Zetter Hotel  
 Mal Maison

## Businesses:

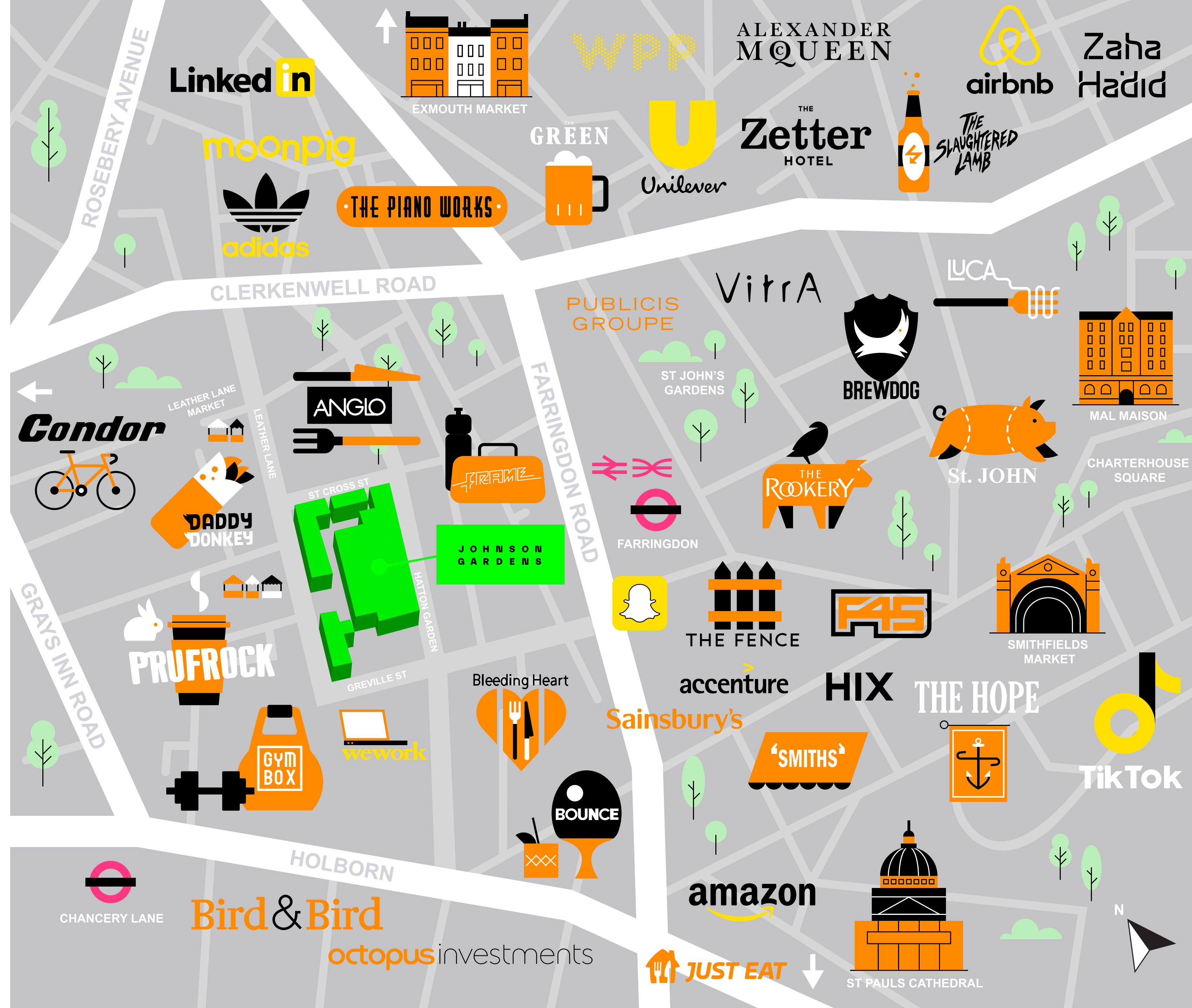
WPP  
 Unilever  
 Airbnb  
 Accenture  
 We work  
 TikTok  
 Amazon  
 Snapchat  
 Hix  
 Zaha Hadid  
 Bird & Bird  
 Publicis Groupe  
 Sainsburys  
 Just Eat  
 Octopus Investment

## Health & wellbeing:

F45  
 Gym Box

## Others:

St Pauls Cathedral  
 Smithfield's Market  
 Charterhouse Square  
 Leather Lane Market





**ELIZABETH LINE,  
THAMESLINK  
AND 3 TUBE LINES  
ON YOUR DOORSTEP**

**4 INTERNATIONAL  
AIRPORTS  
WITHIN 40 MINS**



**HEAD TO  
KING'S CROSS  
IN 4 MINS**

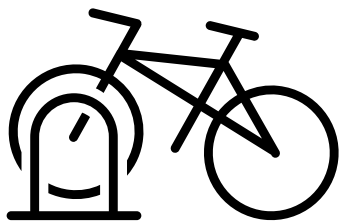


**WHIZZ TO SOHO  
IN 5 MINS**

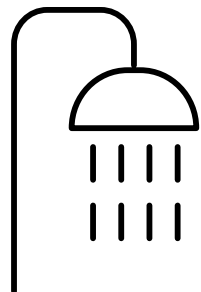


**REACH JOYS  
OF THE CITY  
IN 5 MINS**

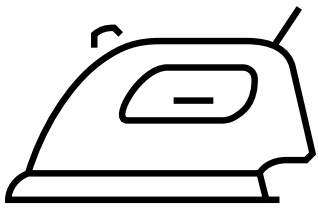
# END OF JOURNEY FACILITIES



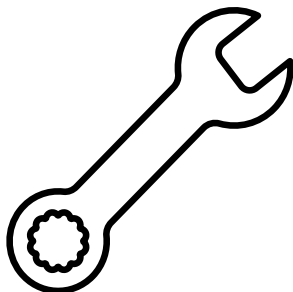
180 SECURE BIKE AND BROMPTON SPACES



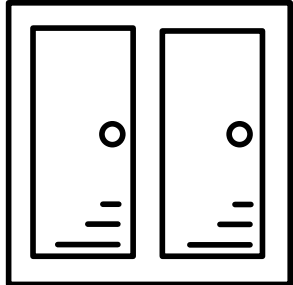
19 UNISEX SUPER-SHOWERS



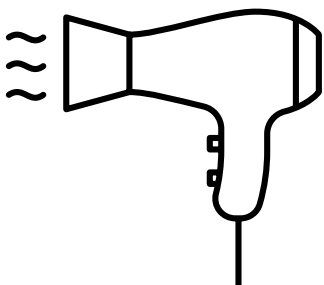
IRONING STATIONS



CYCLE REPAIR STATION



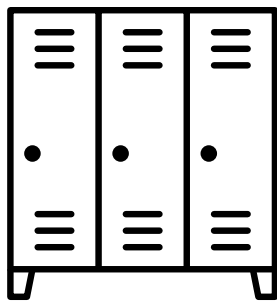
DRY CHANGING AREAS



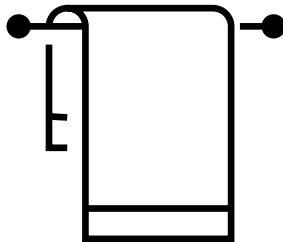
VANITY STATIONS INCLUDING HAIR DRYERS AND STRAIGHTENERS



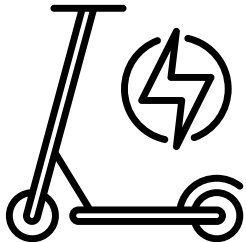
DRY CLEANING SERVICE



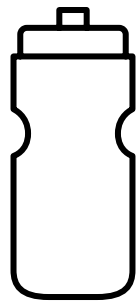
180 DIGITAL LOCKERS



TOWEL SERVICE



SCOOTER CHARGING POINTS



WATER STATIONS





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A development by  
**ARAX PROPERTIES**

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