

THE
JOHNSON
BUILDING

JOHNSON
GARDENS

Farringdon, EC1

johnsongardens.london



**J O H N S O N
G A R D E N S**

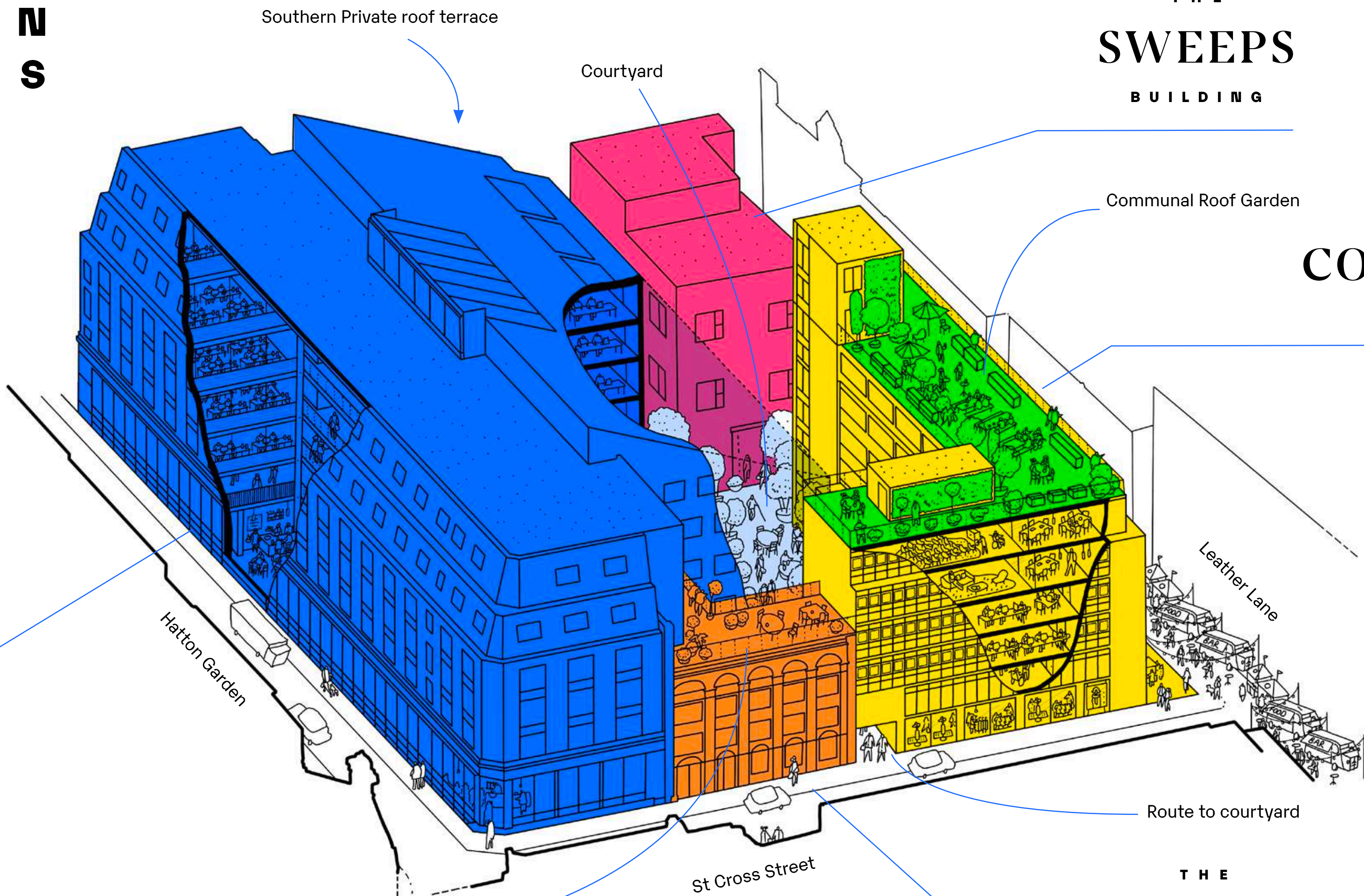
Farringdon's award-winning
office campus

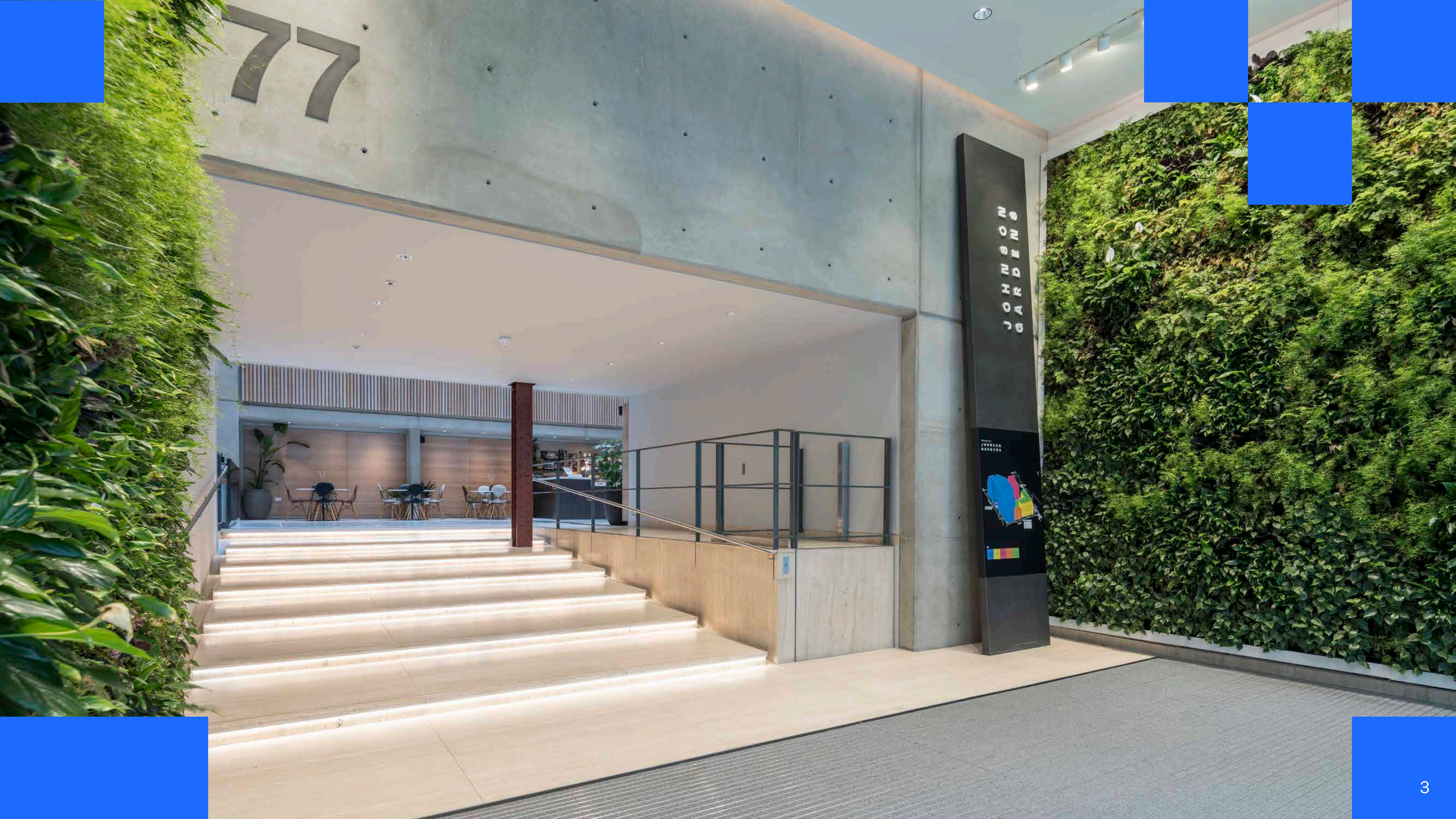
**T H E
S W E E P S
B U I L D I N G**

**T H E
C O U R T Y A R D
B U I L D I N G**

**T H E
J O H N S O N
B U I L D I N G**

**T H E
T O W N H O U S E
B U I L D I N G**

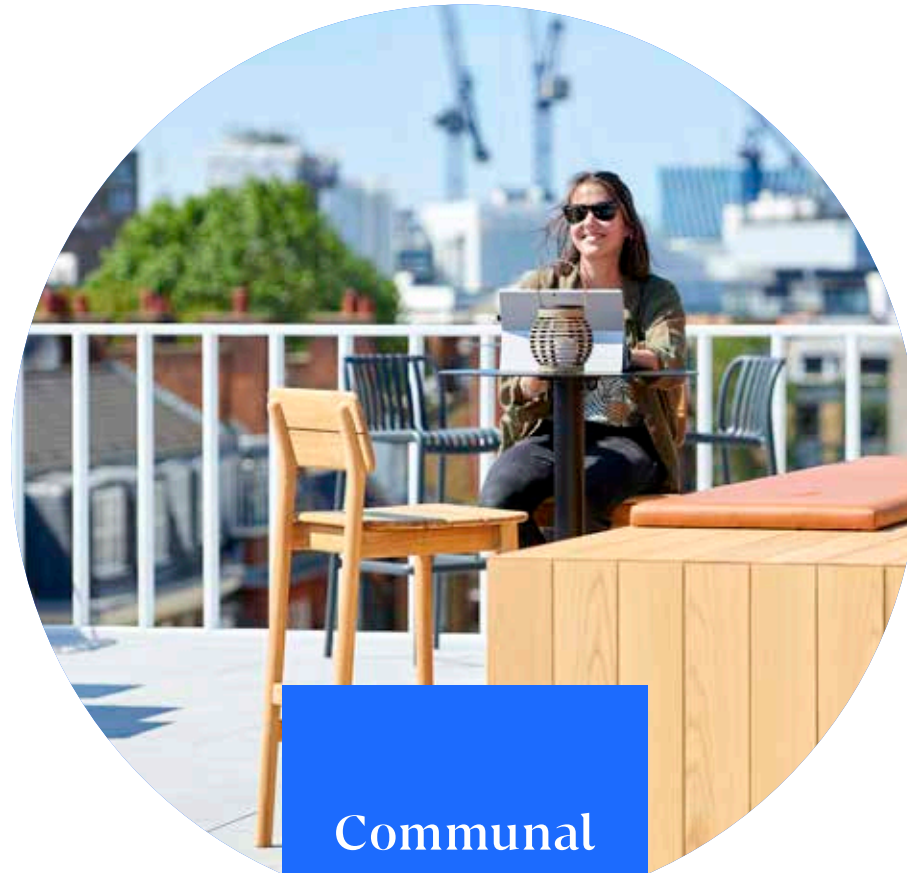




WORK IN THE HEART OF AN AMENITY-LED CAMPUS



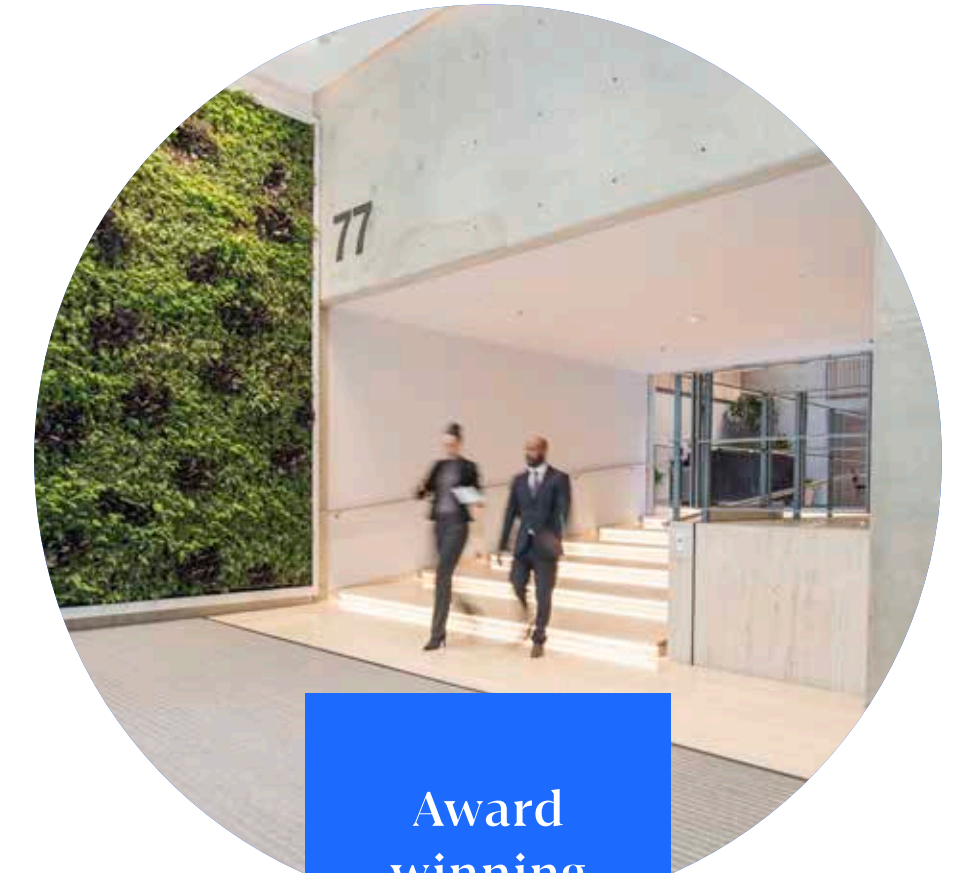
Landscaped
courtyard



Communal
roof garden



Wellness
studio



Award
winning
campus



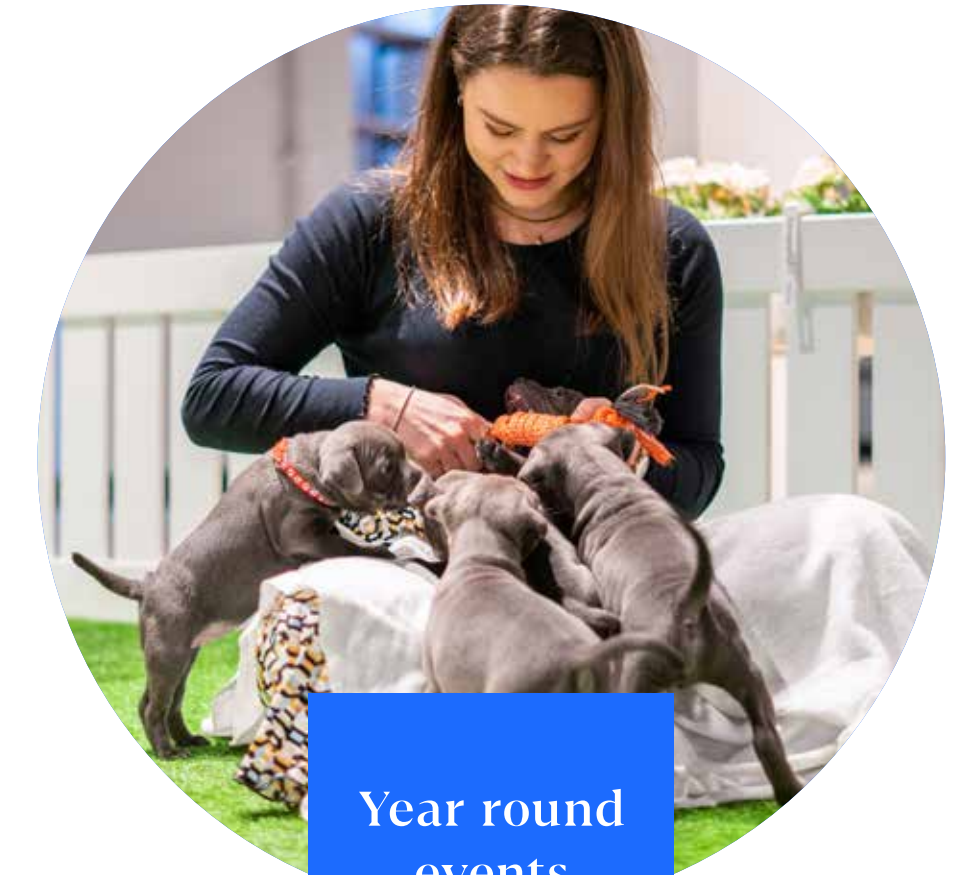
Super-charged
commuter zone



On-site
barista

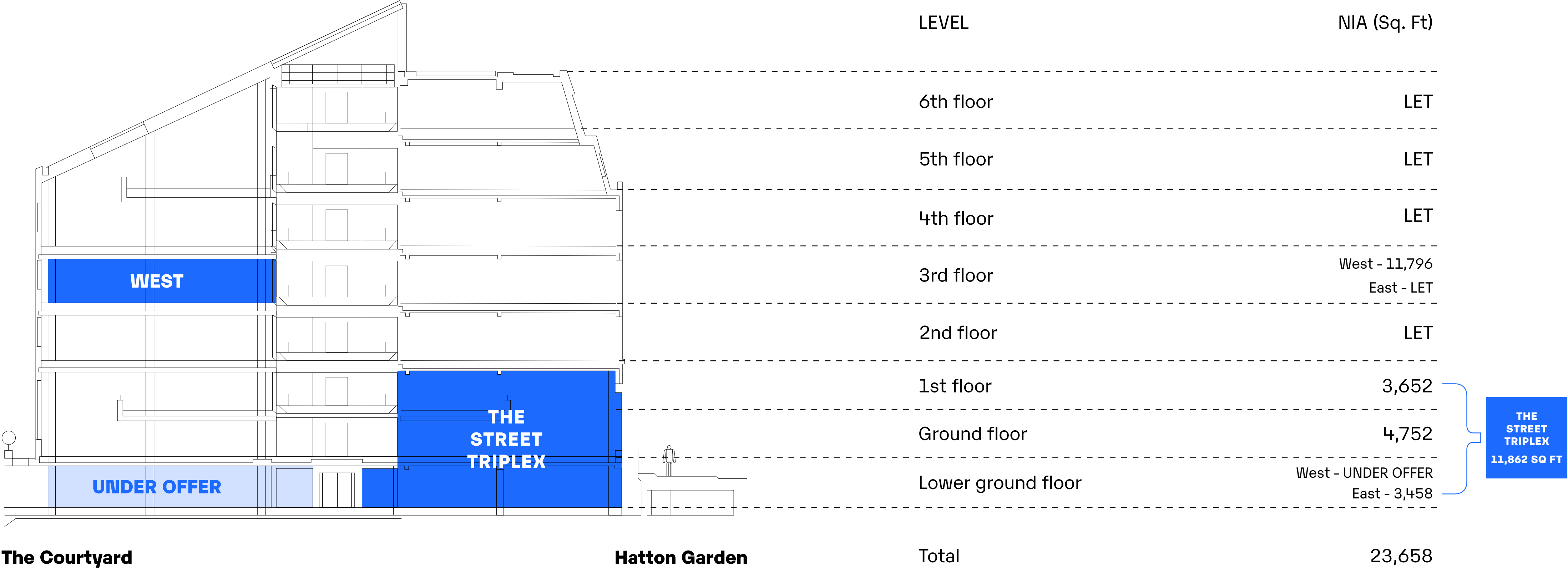


My Johnson
Gardens app



Year round
events
programme

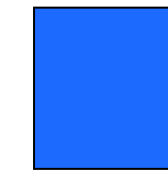
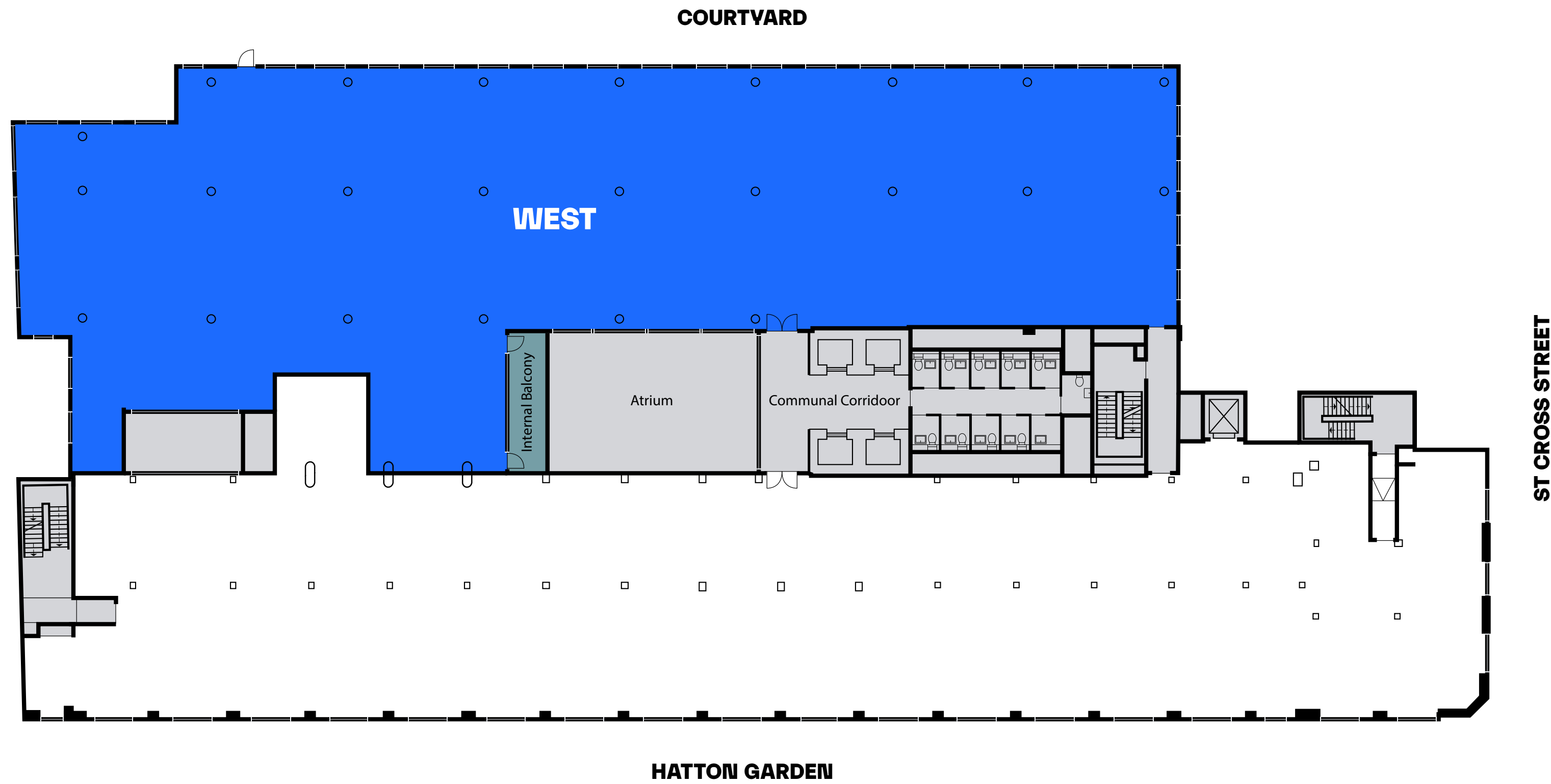
AVAILABILITY AND FLOOR AREAS



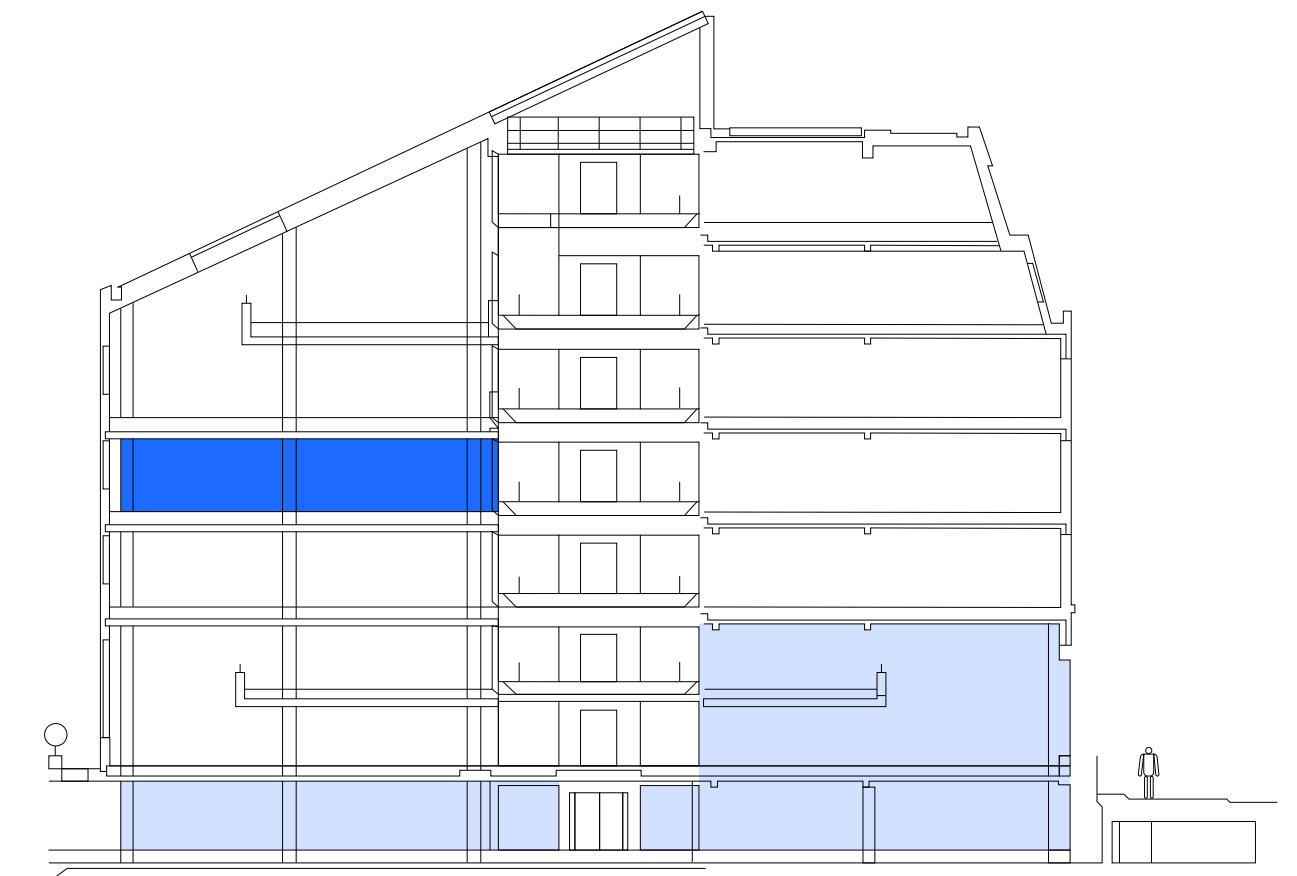
NOTE all areas for indicative purposes only and subject to final measurements.

3RD FLOOR WEST





Available



3

LEVEL

Sq. Ft

Sq. m

3rd floor west

11,796

1,096

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



SINGLE DEMISE LAYOUT



Accomodation Schedule

Workstations	90
Waiting Lounge	01
16P Meeting room	01
12P Meeting room	02
8P Meeting room	02
4P Meeting room	03
Collaboration zones	05
Teapoint/Breakout	02
Comms room	01
Focus rooms	04
Phone pods	03
Print area	01

3

LEVEL	Sq. Ft	Sq. m
3rd floor west	11,796	1,096



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

SPLIT DEMISE LAYOUT



Accomodation Schedule A

Workstations	54
Waiting Lounge	01
14P Meeting room	01
12P Meeting room	01
8P Meeting room	01
Collaboration zones	01
Teapoint/Breakout	01
Comms room	01
Focus rooms	03
Print area	01

Accomodation Schedule B

Workstations	52
Waiting Lounge	01
14P Meeting room	01
12P Meeting room	01
Teapoint/Breakout	01
Comms room	01
Focus rooms	02
Print area	01

3

SPLIT

Tenant A

Tenant B

Sq. Ft

6,361

5,435

Sq. m

591

505

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





Internal balcony

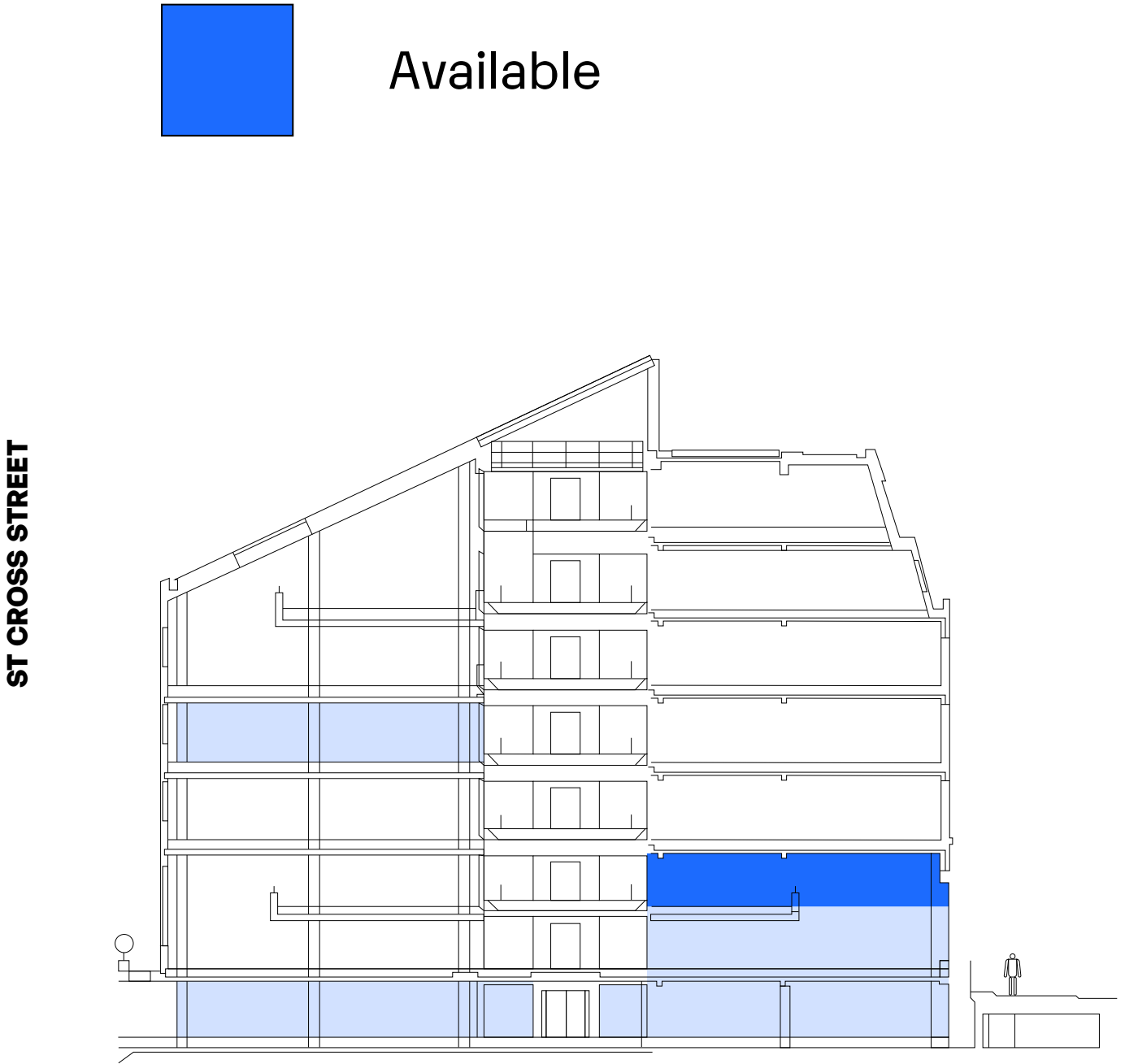
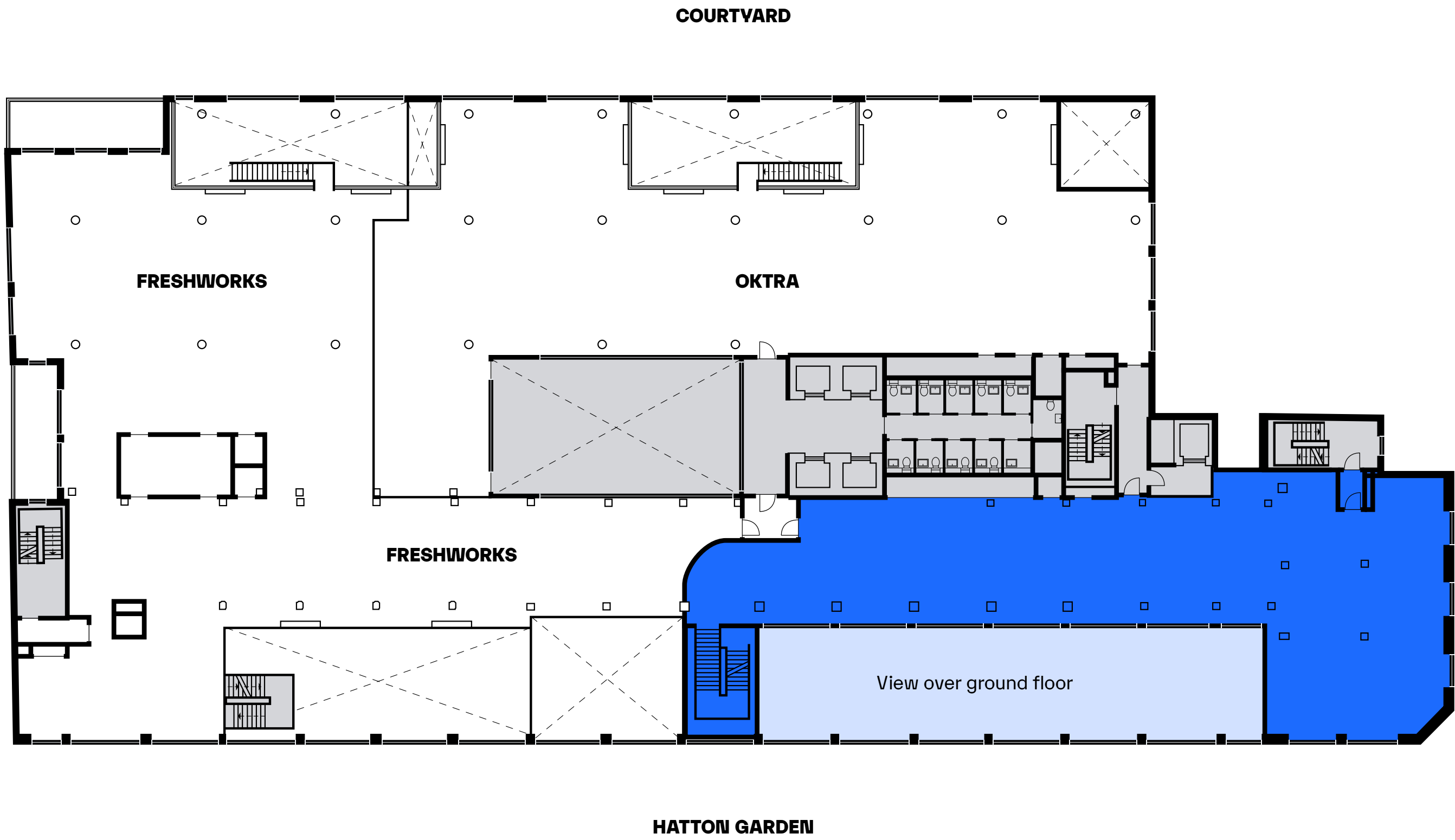


Internal beams



THE STREET TRIPLEX





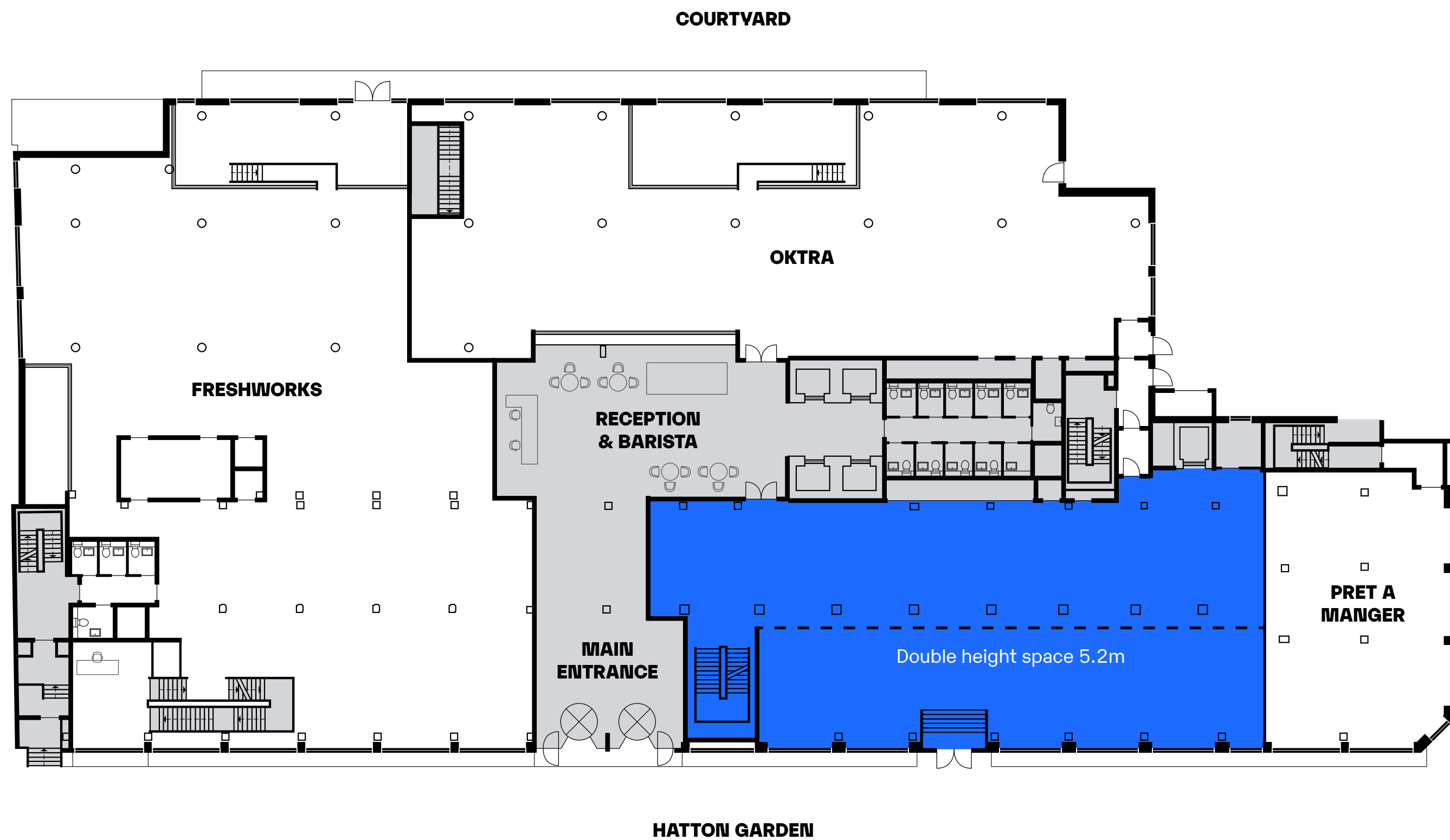
THE
STREET
TRIPLEX

1

LEVEL	Sq. Ft	Sq. m
1st floor	3,652	339

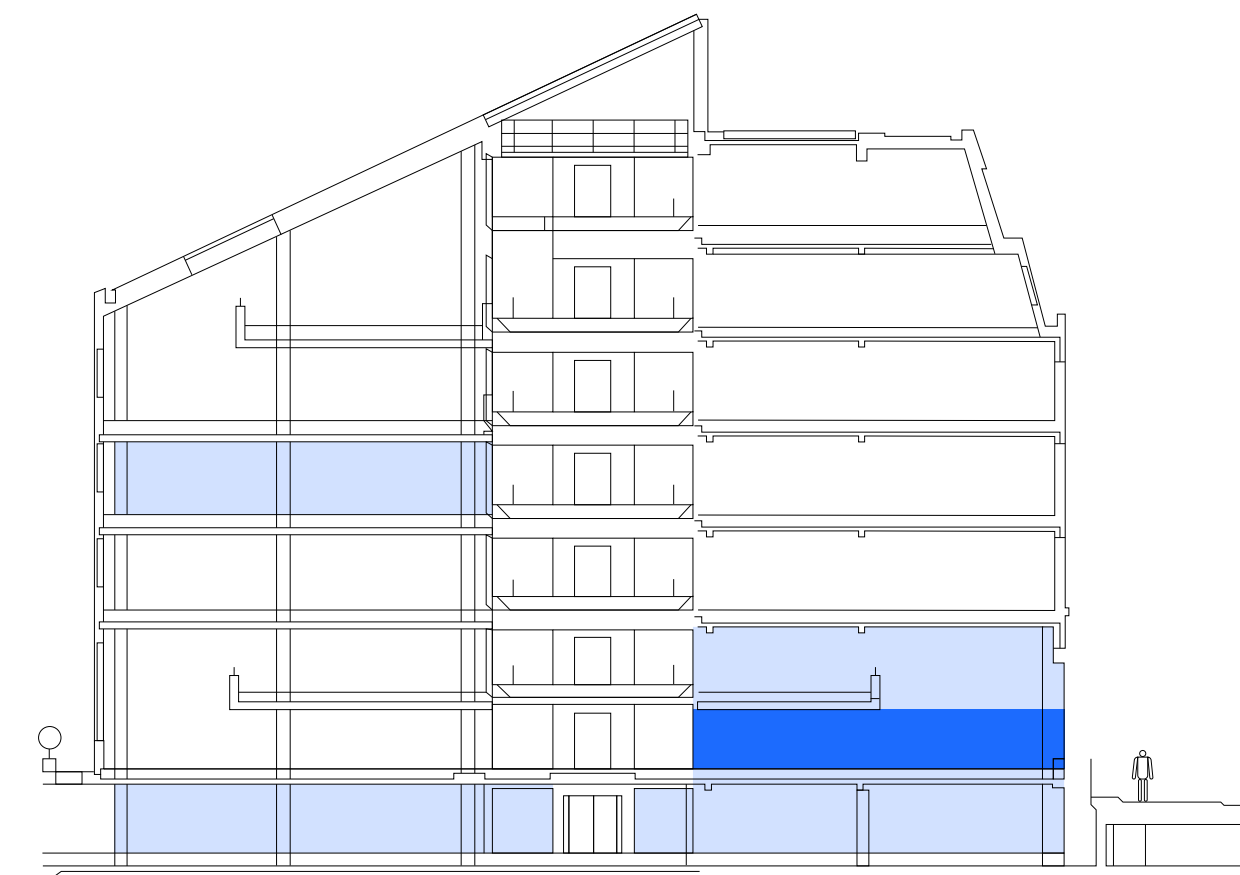
NOTE all areas for indicative purposes only and subject to final measurements.





Available

ST CROSS STREET



THE STREET TRIPLEX

GF

LEVEL

Ground floor

Sq. Ft

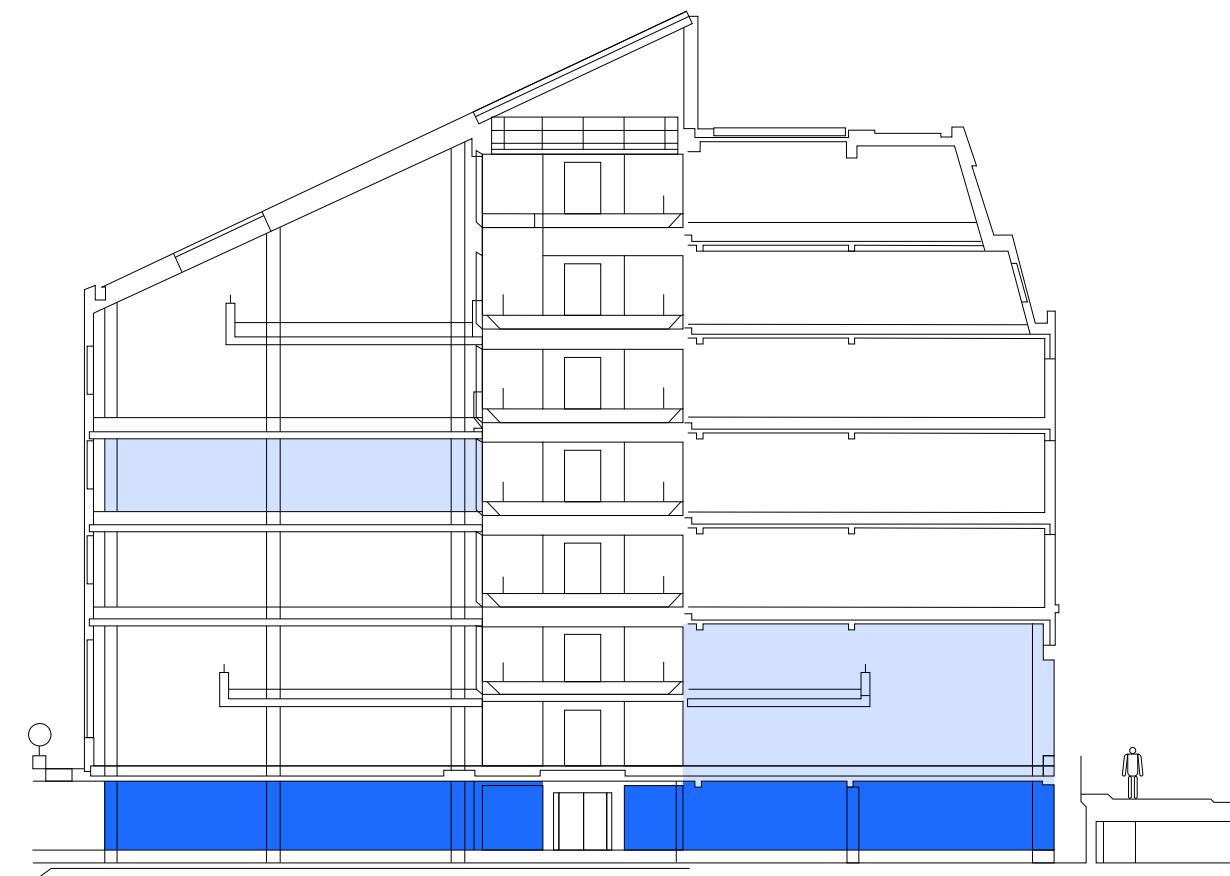
4,752

Sq. m

441



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



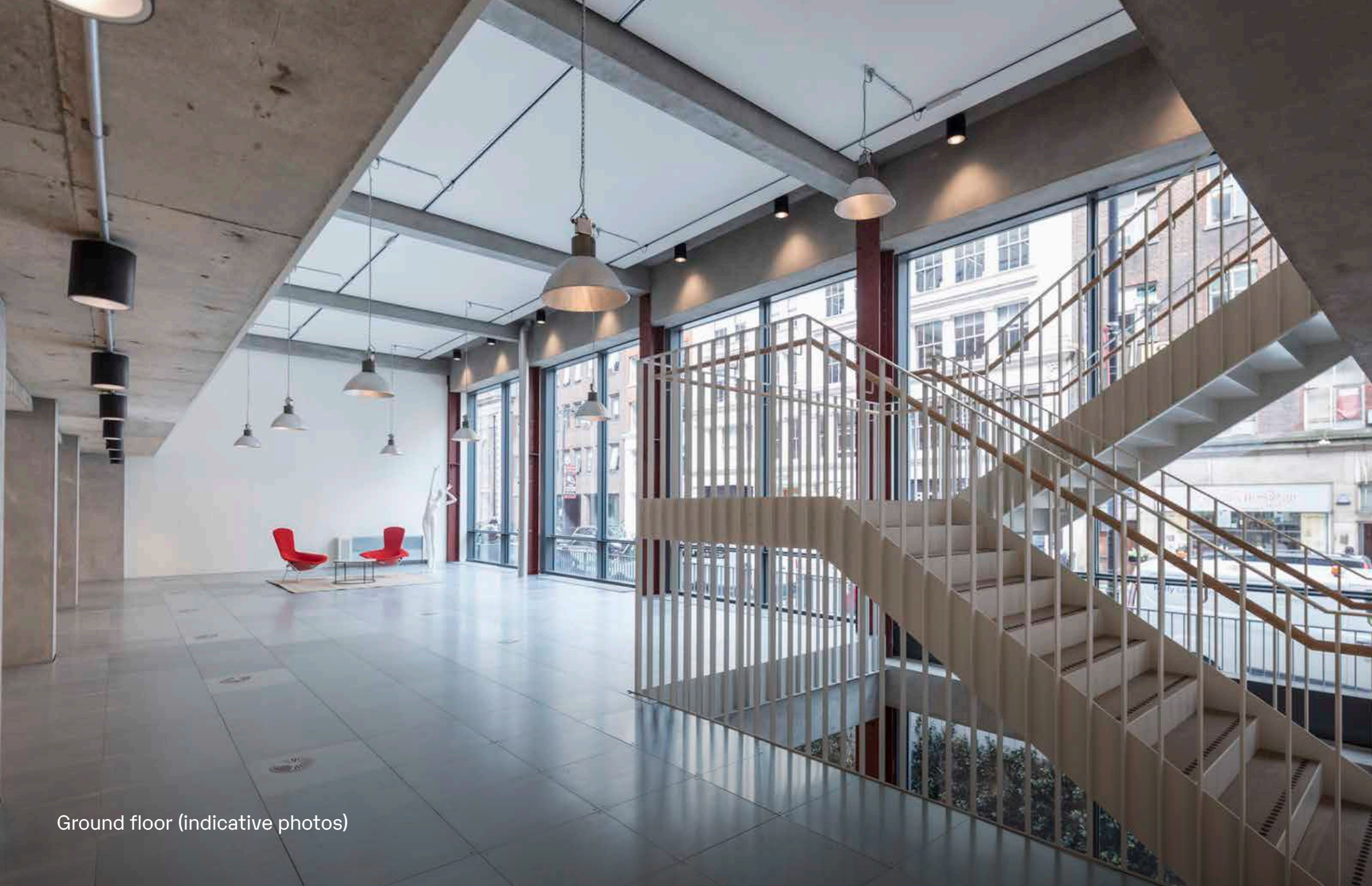
THE STREET TRIPLEX

LGF

LEVEL	Sq. Ft	Sq. m
Lower ground floor West	3,707	344
Lower ground floor East	3,458	321

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





Ground floor (indicative photos)



Lower ground floor glazed elevation (indicative photos)



3,200 SQ FT COMMUNAL ROOF
TERRACE AND EVENT SPACE

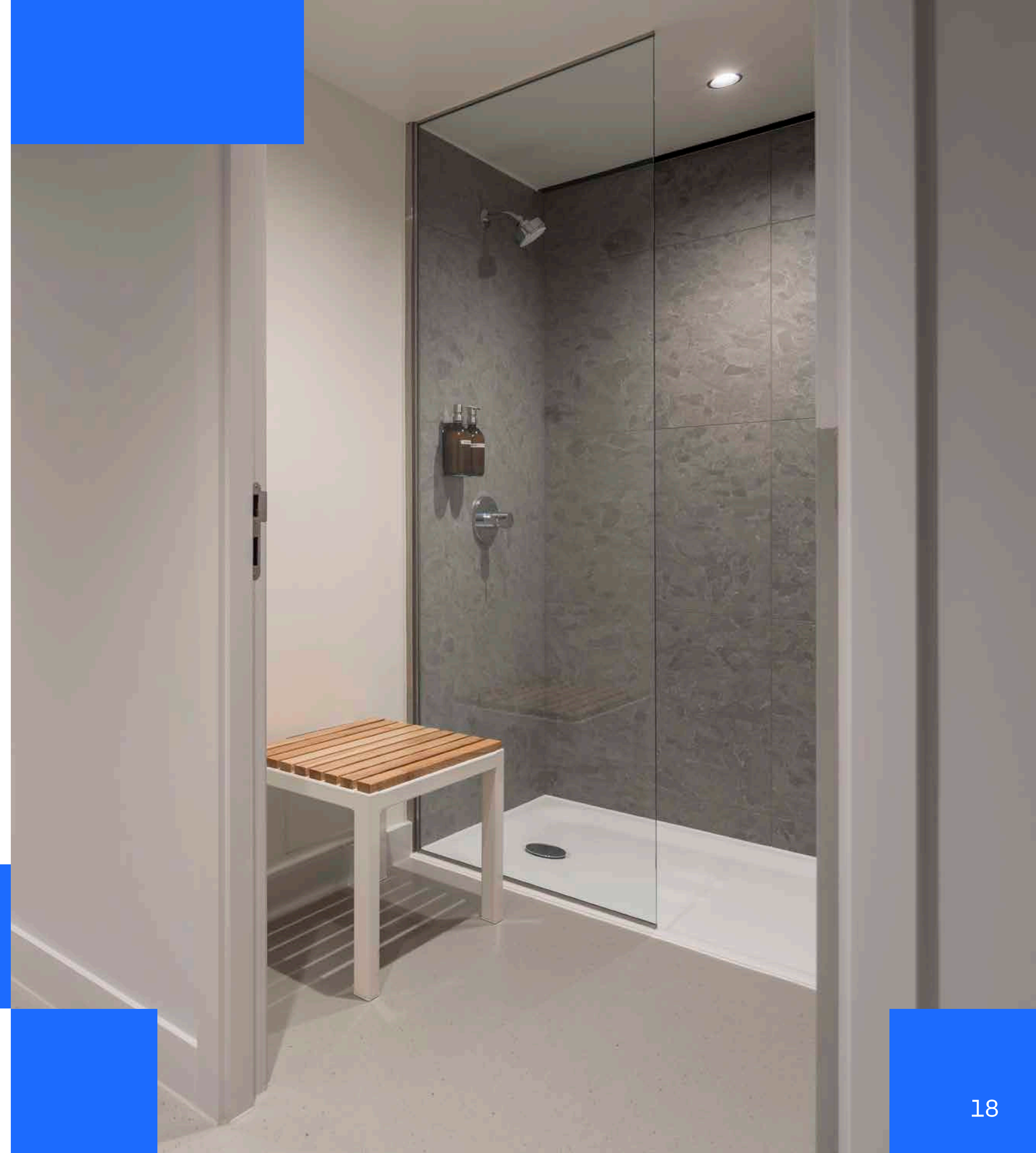


OFFICE SPECIFICATION

- Delivered to CAT A or option for Landlord Contribution
- 2.7m floor to ceiling height
- Occupancy density 1:8
- Floor to ceiling windows
- Internal balcony
- 4x passenger lifts

BUILDING AMENITIES

- 18 showers, 194 cycle spaces, cycle repair station, 21 folding bike Brompton lockers, 184 lockers
- Male and female changing areas with vanity station facilities
- 3,228 sq ft of events terrace /roof garden (capacity for 267 persons)
- BREEAM excellent
- EPC B
- Fitwel Community (two-star) - London's only
- Cyclescore platinum Green Apple Awards (x2)





**LONDON'S FINEST
IN FARRINGDON**

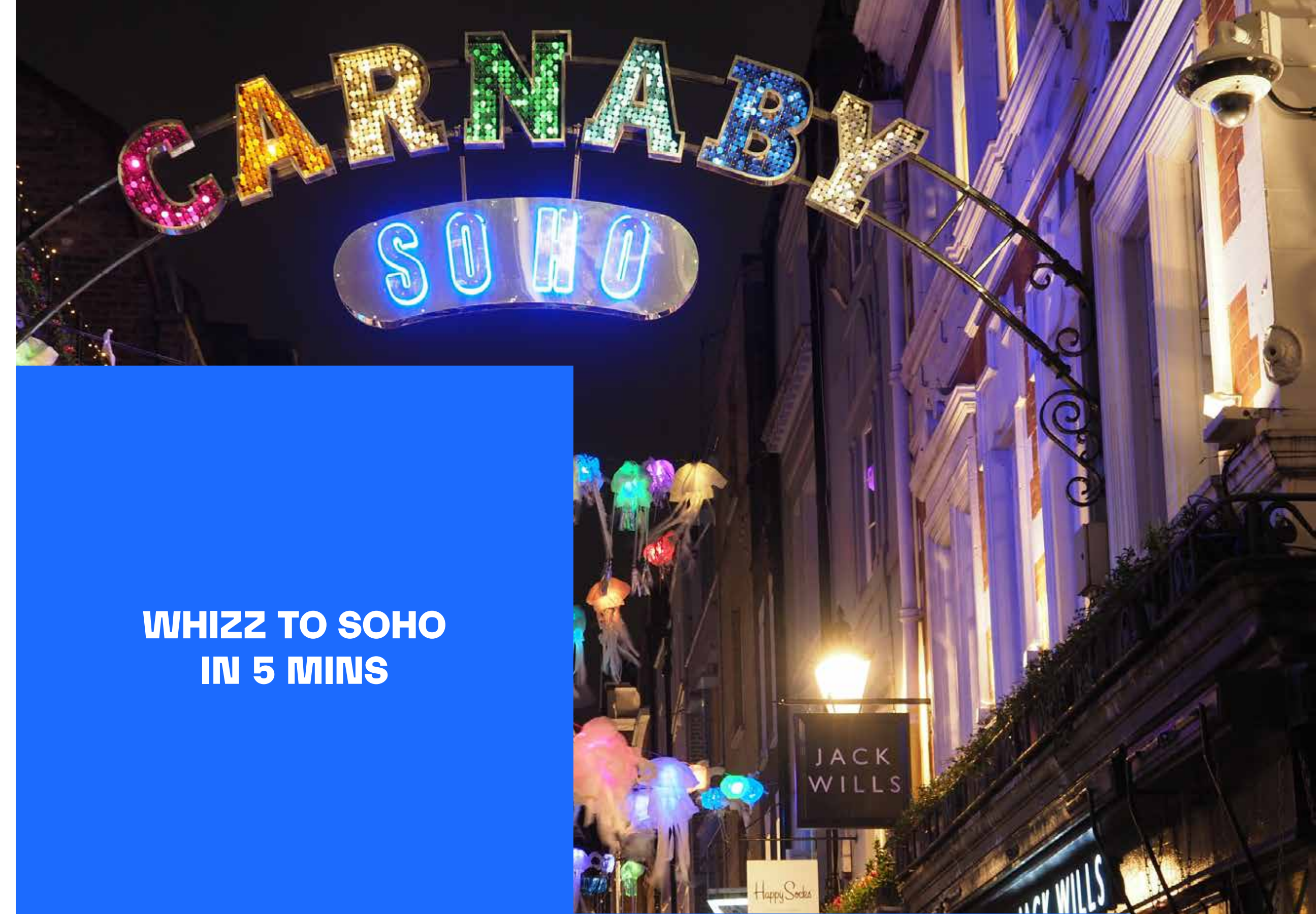


**ELIZABETH LINE,
THAMESLINK
AND 3 TUBE LINES
ON YOUR DOORSTEP**

**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**



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A development by
ARAX PROPERTIES

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