

LINK HOUSE

Original brochure from 2019

78 Cowcross Street
Farringdon EC1

AN EXCEPTIONALLY WELL CRAFTED BUILDING IN THE HEART OF FARRINGDON

Link House has been artfully reimagined and refurbished to provide 1,954 – 8,230 sq ft of modern warehouse style office space.

The original fabric of the existing 1980's building is celebrated throughout and compliments the new palette of contemporary materials and architectural design.

Formerly a drovers route to Smithfield, medieval Cowcross Street formed the western boundary to the Knights Hospitallers' Priory of St John of Jerusalem. The unique blend of rich history, culture and creativity, coupled with exceptional connectivity makes this one of London's most vibrant and exciting business locations.

Arranged over seven floors, Link House is to be let on a floor-by-floor basis or as a whole.



A LOCATION FOR ALL OCCASIONS

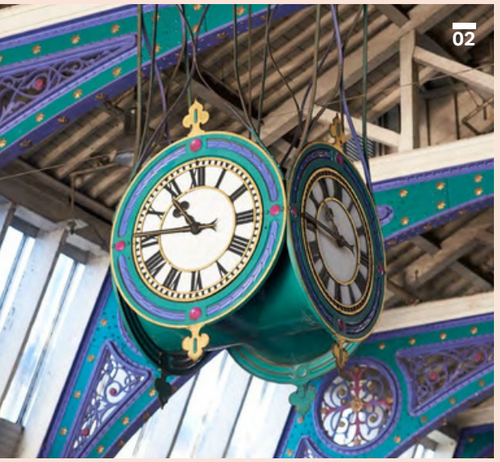


01



06

01 Department of Coffee and Social Affairs
02 Smithfield Market Detail
03 Smithfield Market Exterior
04 Polpo
05 Malmaison
06 Smiths of Smithfield
07 Cowcross Street
08 Barbican
09 Gymbox


02


03


07


08



04



05

Farringdon and Clerkenwell have long been celebrated for their wide ranging amenities.

From the pick-of-the-crop coffee shops and awe inspiring Michelin starred restaurants, to late night cocktail bars and state-of-the-art gyms for those early morning sessions – the area's amenity offering is continually evolving.



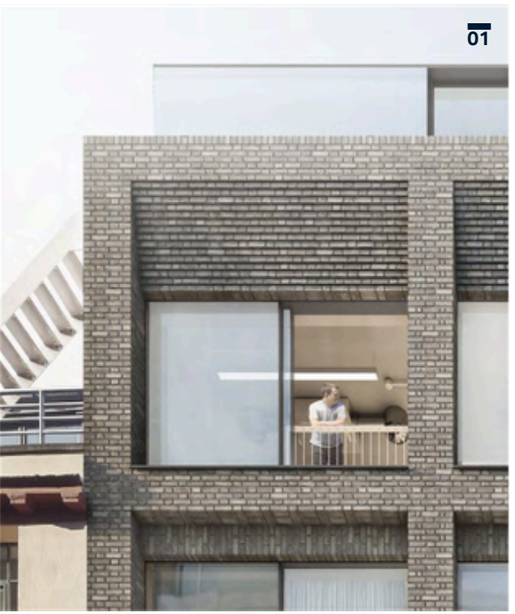
09

A HOME TO INDUSTRY LEADERS

Farringdon has a strong historical link to trade and industry – and this is still the case today.

The area continues to attract occupiers from the creative industries and forward thinking businesses – drawn here by the diverse amenity offering and transport connections.





Local Occupiers

01	Adidas
02	Solus Ceramics
03	Airbnb
04	Alexander McQueen
05	Deloitte Digital
06	Grey London
07	LinkedIn
08	Moon Pig
09	Movember
10	Publicis Groupe
11	Steelcase
12	Tesco Digital
13	The Museums Association
14	TM Lewin
15	Unilever Plc
16	Vitra
17	Zaha Hadid
18	Ideal Standard
19	Ennismore (Hoxton Hotels)
20	Macmillan Publishing

Coffee

21	Benugo
22	Brill
23	Catalyst Coffee
24	Exmouth Market Grind
25	Department of Coffee and Social Affairs
26	EC1 Coffee House
27	Look Mum No Hands

Bars & Restaurants

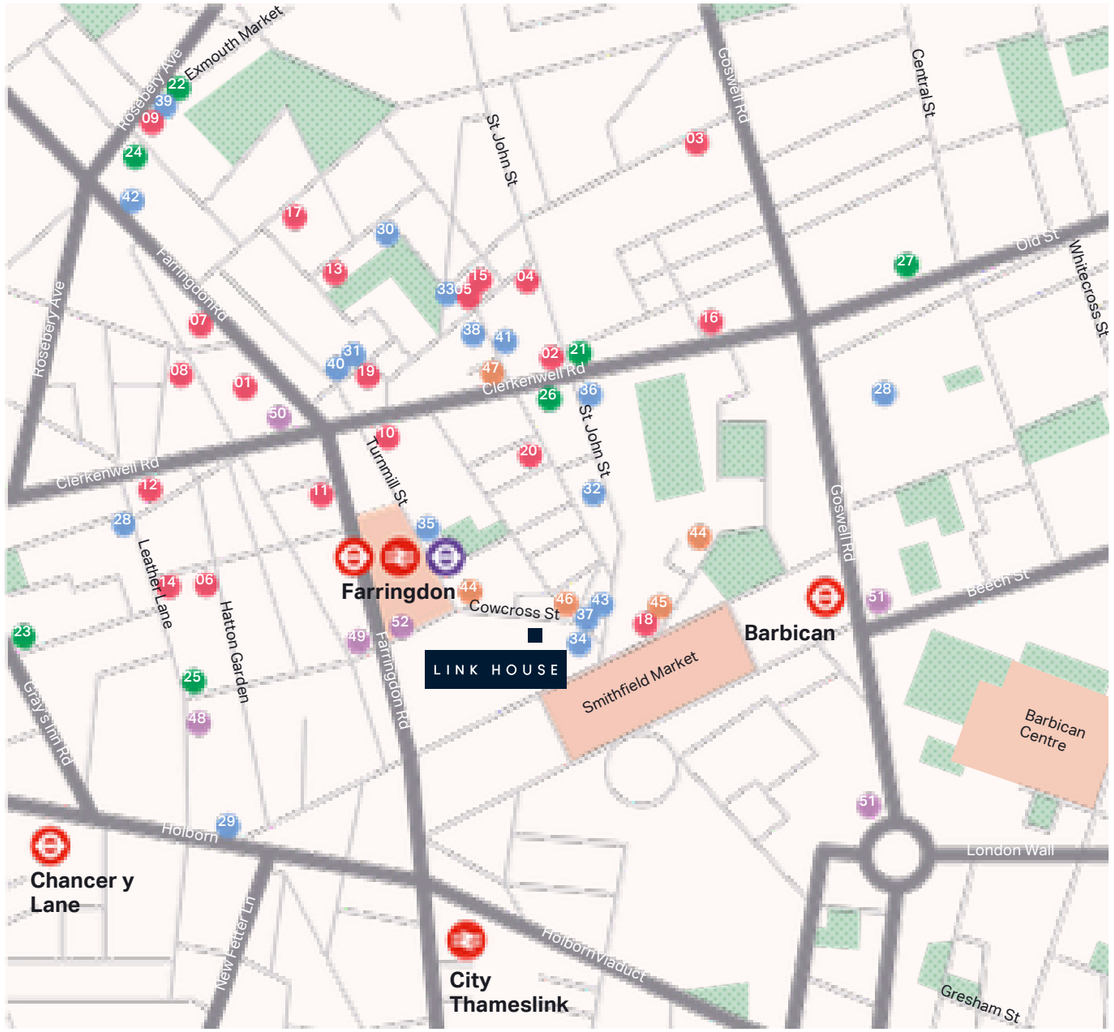
28	Attendant
29	Bounce
30	Coin Laundry
31	Dans Le Noir
32	Foxlow
33	Granger & Co
34	Hix Oyster & Chop House
35	Ibérica
36	Luca
37	Polpo
38	Sushi Tetsu
39	The Exmouth Arms
40	The Green
41	The Modern Pantry
42	The Quality Chop House
43	Vinoteca

Hotels

44	Malmaison
45	The Fox & Anchor
46	The Rookery
47	The Zetter Hotel

Fitness

48	Gymbox
49	Frame
50	PureGym
51	Virgin Active
52	MOB45





01 Detail of Link House
02 Clerkenwell Design Festival
03 The Ray Farringdon

THE BEST OF CONNECTIONS

Farringdon station is less than a minute's walk away, offering excellent transport connections across London and further afield.

01 min Farringdon

03 min Liverpool Street (Via Elizabeth Line)

05 min King's Cross St Pancras

05 min Blackfriars

04 min Bond Street (Via Elizabeth Line)

08 min City Thameslink

09 min Chancery Lane

09 min Paddington (Via Elizabeth Line)

11 Holborn min

11 min Stratford (Via Elizabeth Line)

12 Bank min

32 min Heathrow (Via Elizabeth Line)

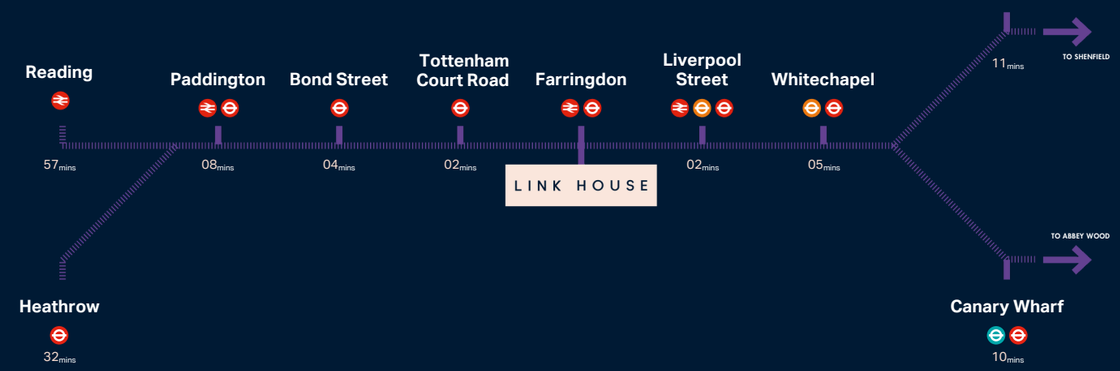
Journey times taken from the building.Source: TfL.

CROSSRAIL'S ARRIVAL

High frequency, high capacity. From autumn of 2021, the Elizabeth Line will transform how Londoners travel.



01 Cowcross Street Ticket Hall CGI
02 Long Lane Entrance CGI





As part of the redevelopement Farringdon Station will have two new ticket halls. The western end located on the corner of Farringdon Road and Cowcross Street will provide access to and from the Thameslink ticket hall.

The eastern end is bound by Charterhouse Street, Lindsey Street and Long Lane.

SUMMARY SPECIFICATION

8,230 sq ft
of inspiring warehouse style office space

09
person passenger lift

Secure internal storage spaces for cycles
x 31

Naturally ventilated with VRF heating & cooling system throughout

03 Showers and

Two WCs per typical floor

Floor to ceiling heights of up to 3m
3m

Roof terraces at 4th & 5th floors

Exposed services with suspended LED lighting

34 Lockers

Brand new main facade with full height sliding glazing and feature brickwork
‘striking’

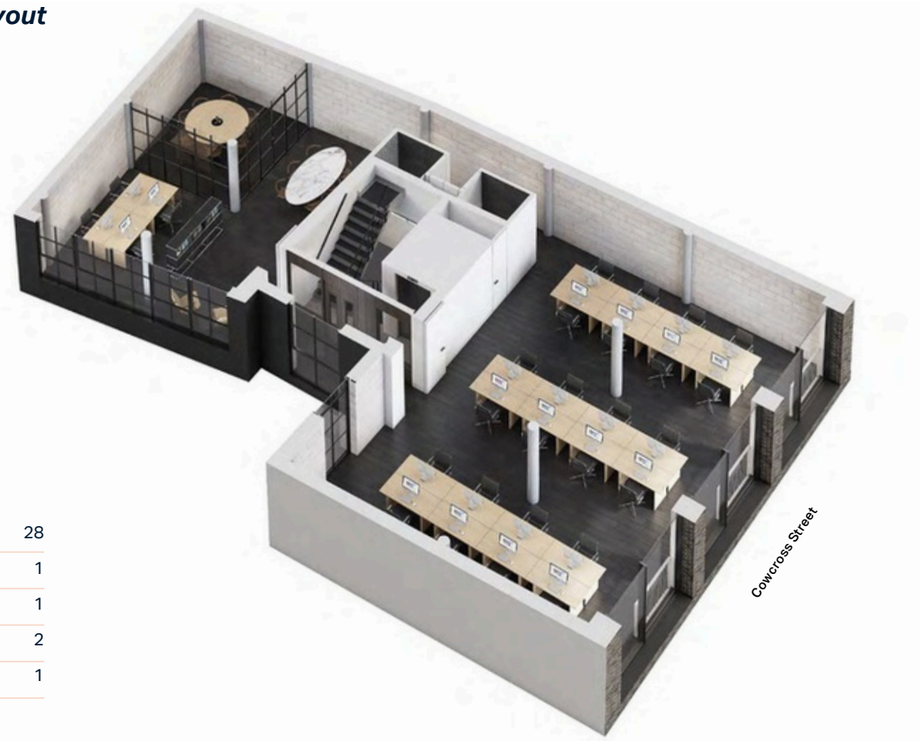
05
Five extensively refurbished floors with two new additional storeys

ACCOMMODATION

Floor	*Sq M*	*Sq Ft*	Terraces / Courtyard *Sq M*	Terraces / Courtyard *Sq Ft*	*Status*
Fif th*	64.8	698	62	666	Available
Four th*	154.9	1,667	14	149	
Third	181.7	1,956			Available
Second	181.5	1,954			Available
First	181.6	1,955			Available
Ground	141.4	1,522	15	161	Let to Fritz Hansen
Basement	123.0	1,324			
Total	1,029	11,076	91	976	

** Floors to be let together*

Typical Floor Layout



Open Plan Desks	28
Private Meeting Room	1
Breakout Space	1
Private WC's	2
Kitchenette	1

For indicative purposes only, not to scale.

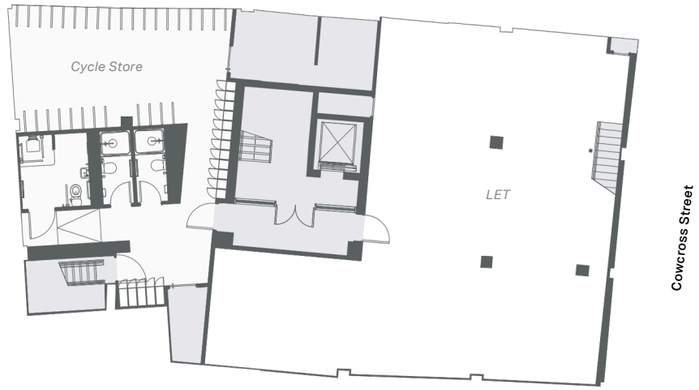
Typical Floor CGI



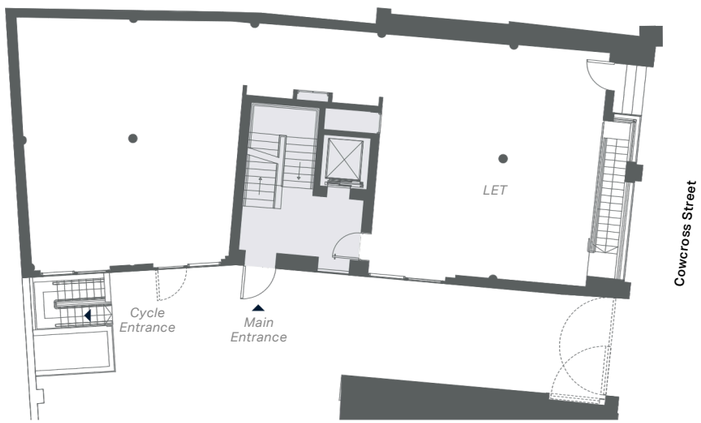
FLOOR PLANS

**Fourth & fifth floor to be let together*

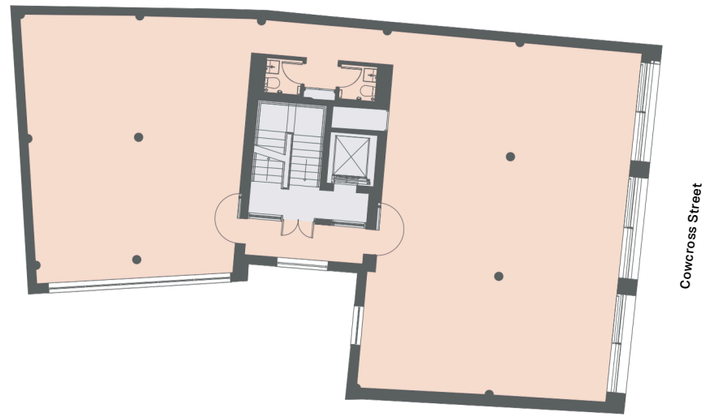
Basement
LET



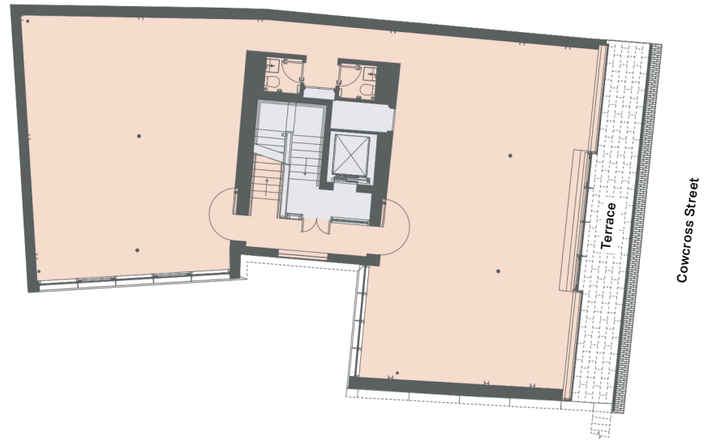
Ground
LET



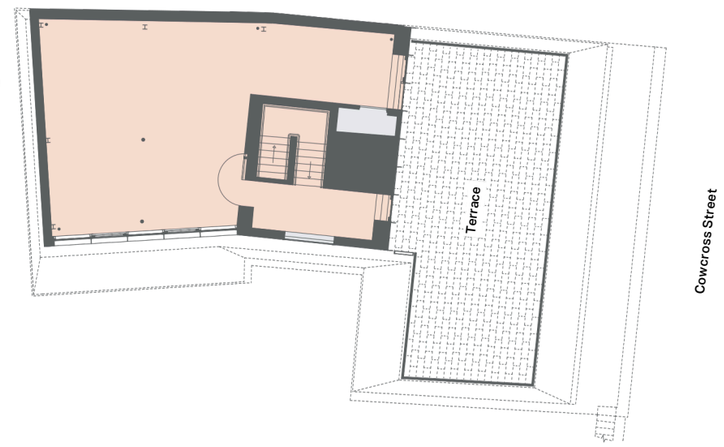
Typical
(First / Second / Third)
1,955 sq ft / 181.6 sq m



Fourth*
1,667 sq ft / 154.9 sq m
(Terrace – 149 sq ft / 13.8 sq m)



Fifth*
698 sq ft / 64.8 sq m
(Terrace – 666 sq ft / 61.9 sq m)



North

For indicative purposes only, not to scale.

Fifth Floor Terrace

