



1 Coldbath Square, EC1R 5HL

*1,892 sq ft
Office To Let*

Self-Contained Office Building in
The Heart of Farringdon set within a
Private Gated Courtyard

DW Daniel Watney
Partnership

Overview

Description

1 Coldbath Square is a beautifully designed, self-contained office building set within a secure, award-winning gated courtyard in the heart of Farringdon.

Offering four open-plan floors of flexible, light-filled workspace (lower ground, ground, first, and second floors) the property provides an ideal environment for tech, media, and creative occupiers seeking a distinctive and private headquarters.

With contemporary finishes, excellent natural light, and a rare secure parking space, the building delivers a standout opportunity for businesses looking to combine character, functionality, and a prime central London address.

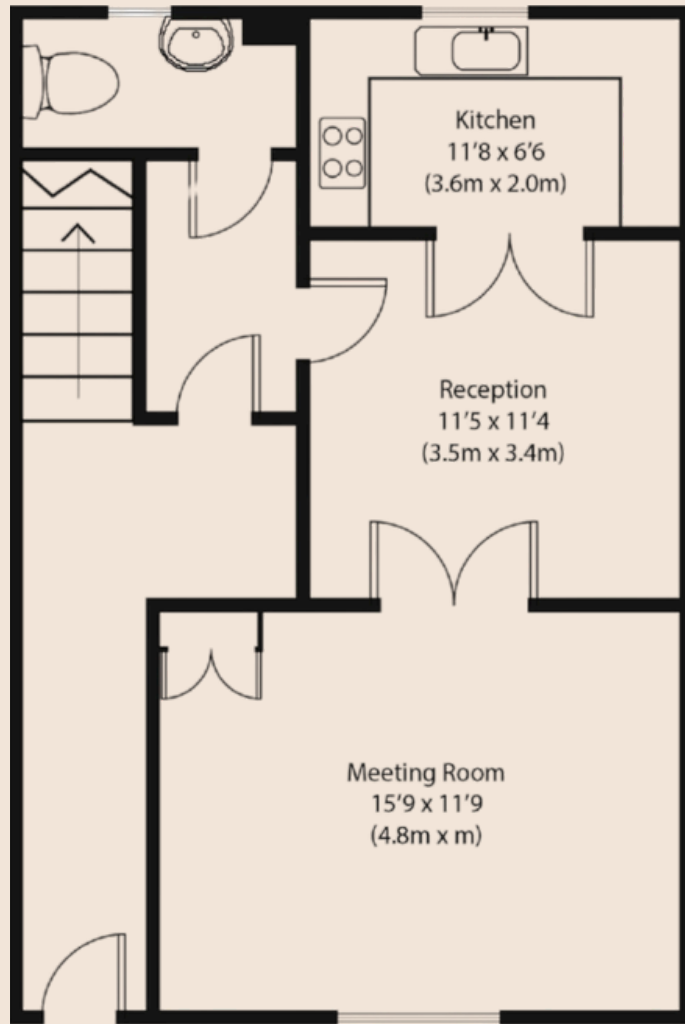
Amenities

- Newly Refurbished
- Self-Contained Building
- 1x Secure Parking Space
- Excellent Natural Light
- Gated Courtyard Setting
- Vaulted Ceiling to the Top Floor
- Several WCs
- Within a Short Walk of Farringdon Station



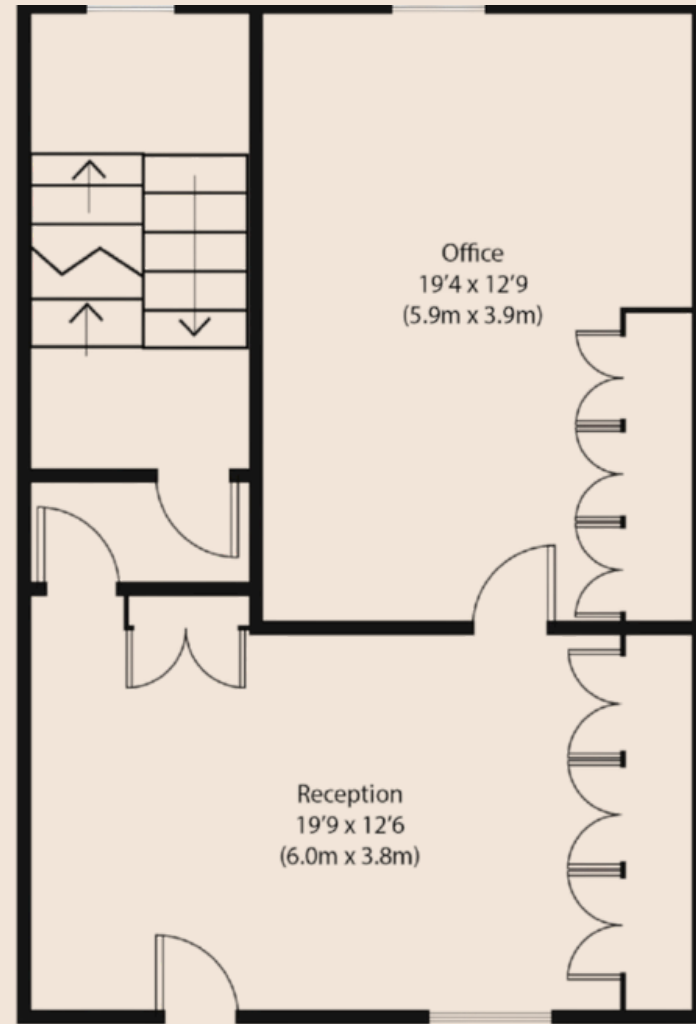


Floor Plans



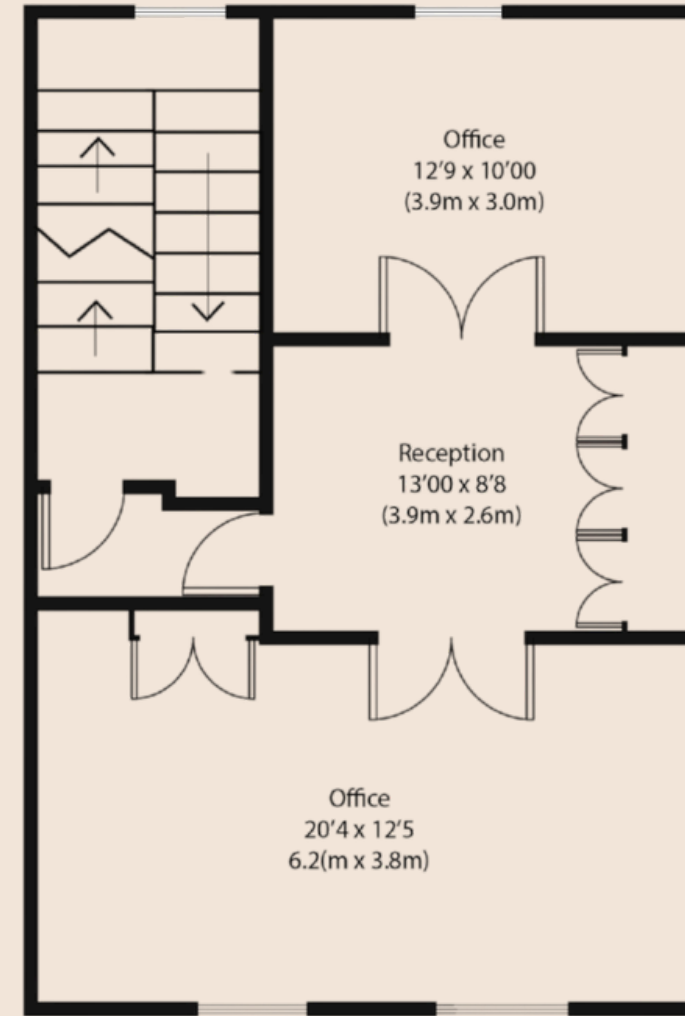
Lower Ground

XXX sq m / x,xxx sq ft



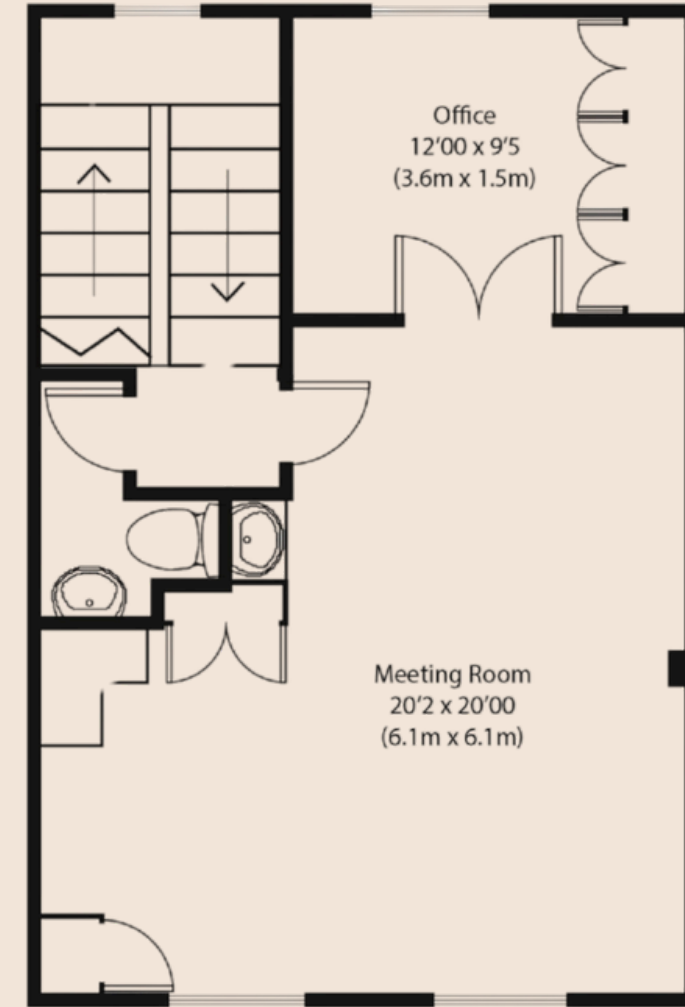
Ground

XXX sq m / x,xxx sq ft



First

XXX sq m / x,xxx sq ft



Second

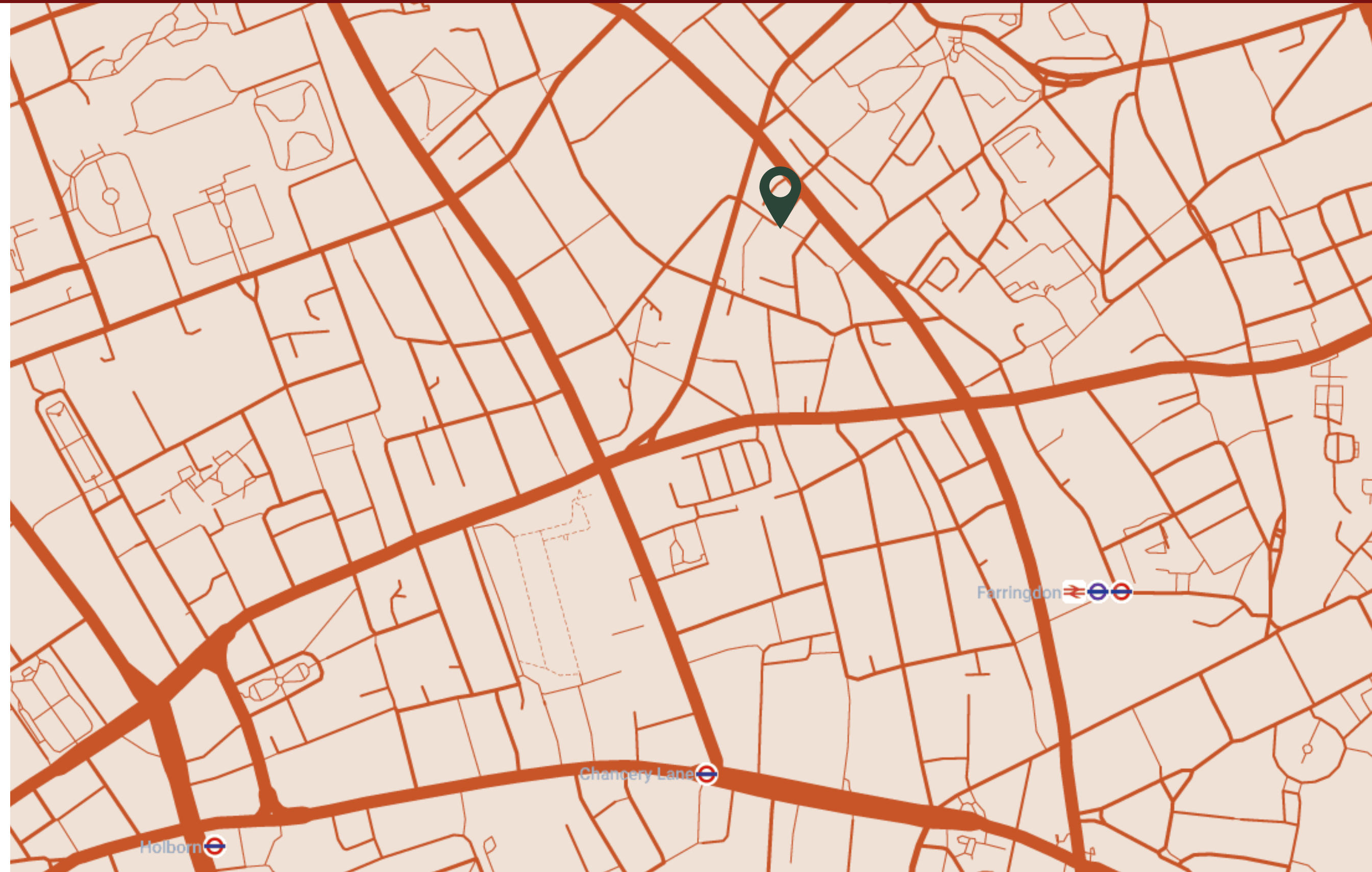
XXX sq m / x,xxx sq ft

Location

Local Transport

1. Chancery Lane (Central Line)
2. Farringdon (Elizabeth, Circle, Metropolitan,
3. Holborn (Central, Piccadilly Lines)

Tucked away in a peaceful private courtyard, 1 Coldbath Square offers a rare blend of tranquillity and prime Farringdon connectivity. Surrounded by creative energy and just minutes from the Elizabeth Line, Thameslink and Underground services, it's the ideal base for modern occupiers seeking a quiet, characterful workspace in a vibrant central location.



Availability

Tenure

Leasehold

Features

- Newly Refurbished Building
- Self-contained Building
- Reception
- 1x Secured Car Parking Space
- Short distance from Farringdon Station

VAT

The property is elected for VAT

EPC

(Available on request)

Floor	NIA (sq ft)	Rent (sq ft)	Rates (sq ft)	Service Charge (sq ft)	Condition	Status
2nd Floor	489	£25.00	£15.94	-	Cat A	Available
1st Floor	527	£25.00	£15.94	-	Cat A	Available
Ground Floor	493	£25.00	£15.94	-	Cat A	Available
Lower Ground Floor	406	£25.00	£15.94	-	Cat A	Available
TOTAL	1,915			£4,000 pa		

For more information or to arrange a viewing please contact:

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