

BLACK BULL FARRINGDON EC1
YARD

18-22 HATTON WALL

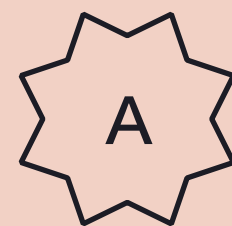
HIGH QUALITY 5,261 PLUG & PLAY OFFICE SPACE TO LET

DESCRIPTION

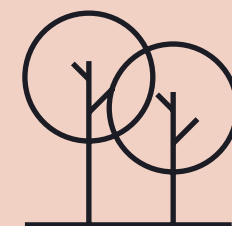
Black Bull Yard is a stunning development set behind the retained façade of a former Victorian warehouse. The building is approached through a private landscaped courtyard with seating, table tennis, a secure bike store and extensive planting.

The available accommodation comprises 5,261 sq ft on the upper ground floor and is offered fully fitted, and ready to occupy workspace. The office features meeting rooms, breakout/collaboration areas, large kitchen and open plan desking.

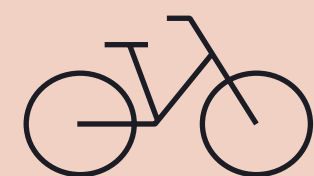
KEY FEATURES



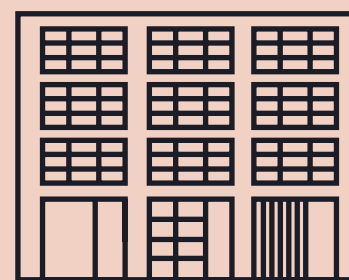
Fully fitted
Cat A Plus space



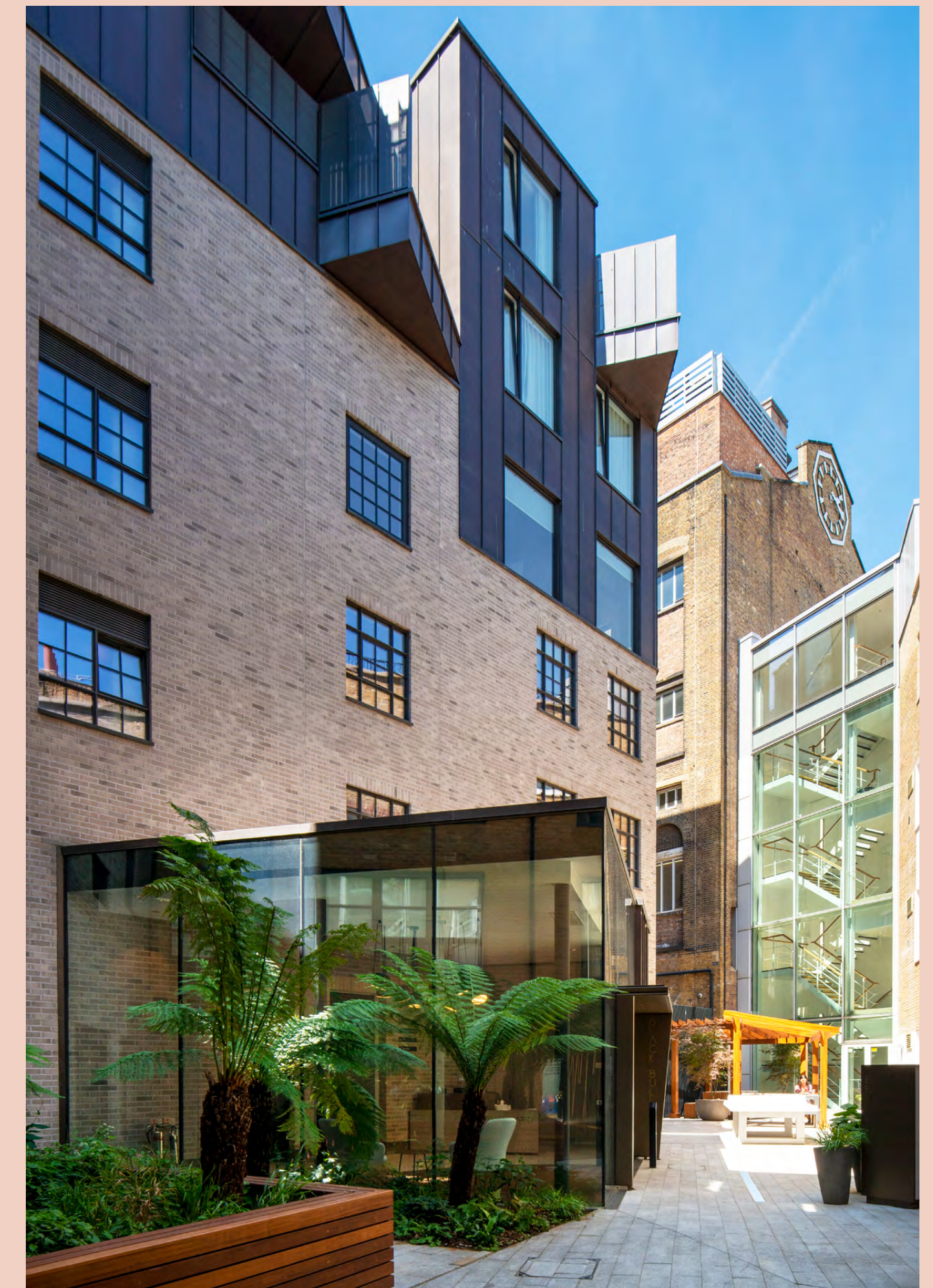
Landscaped
outside space



End of trip
facilities



Striking Victorian
warehouse



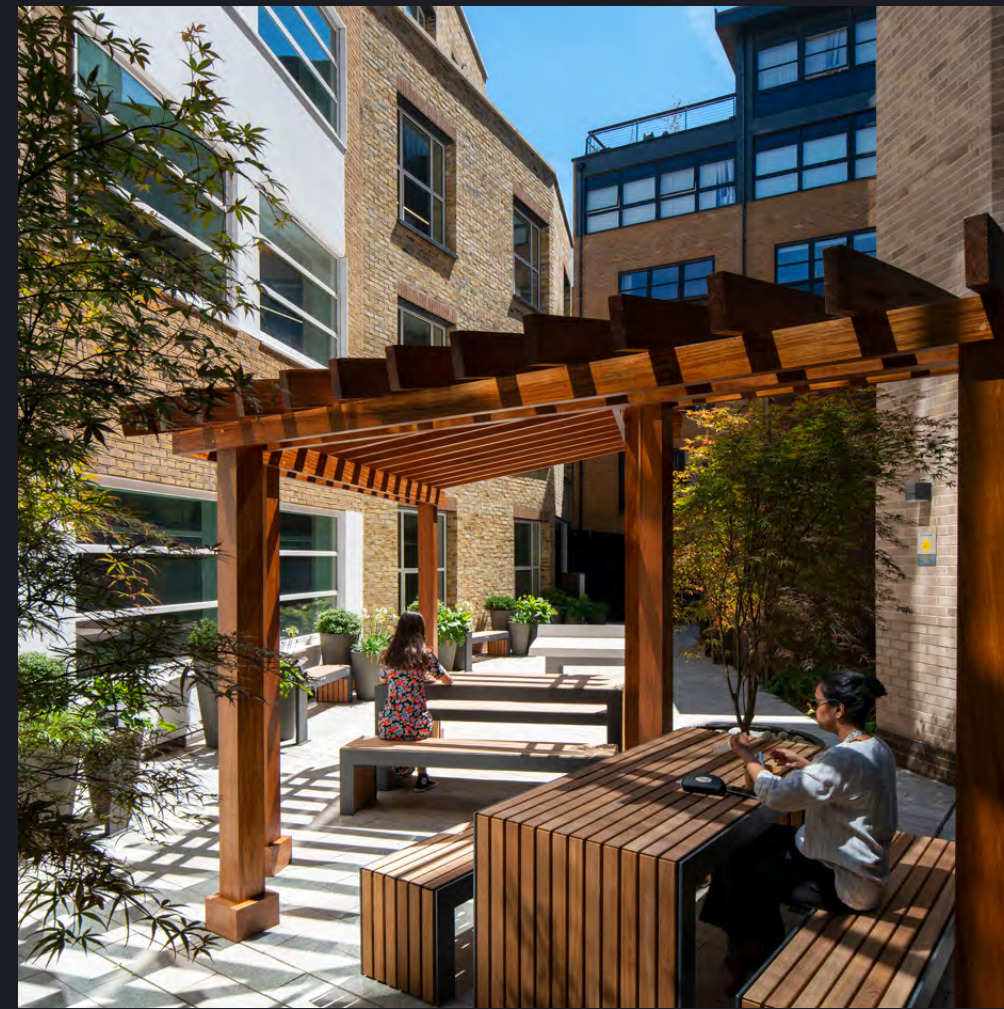
Left:
Façade onto Hatton Wall

Right:
Landscaped courtyard
and main entrance

SPECIFICATION

Beyond the courtyard and contemporary reception, the upper ground floor has been fitted out to a high specification, and provides a considered and inspiring work environment.

Tenant well-being is front and centre, with end of trip facilities and secure bike storage. Whilst the bright open work spaces offers high quality ventilation, there are also generous breakout areas to step away from the desk and collaborate or recharge.



Exposed services including LED lighting



Raised floors and 8 person passenger lift



VRV cooling/heating with separate fresh air supply



EPC A (22) - Energy efficient = low running costs



Extensive outside amenity space



On floor shower facilities



Fibre-enabled via CoreConnect



Secure bike storage

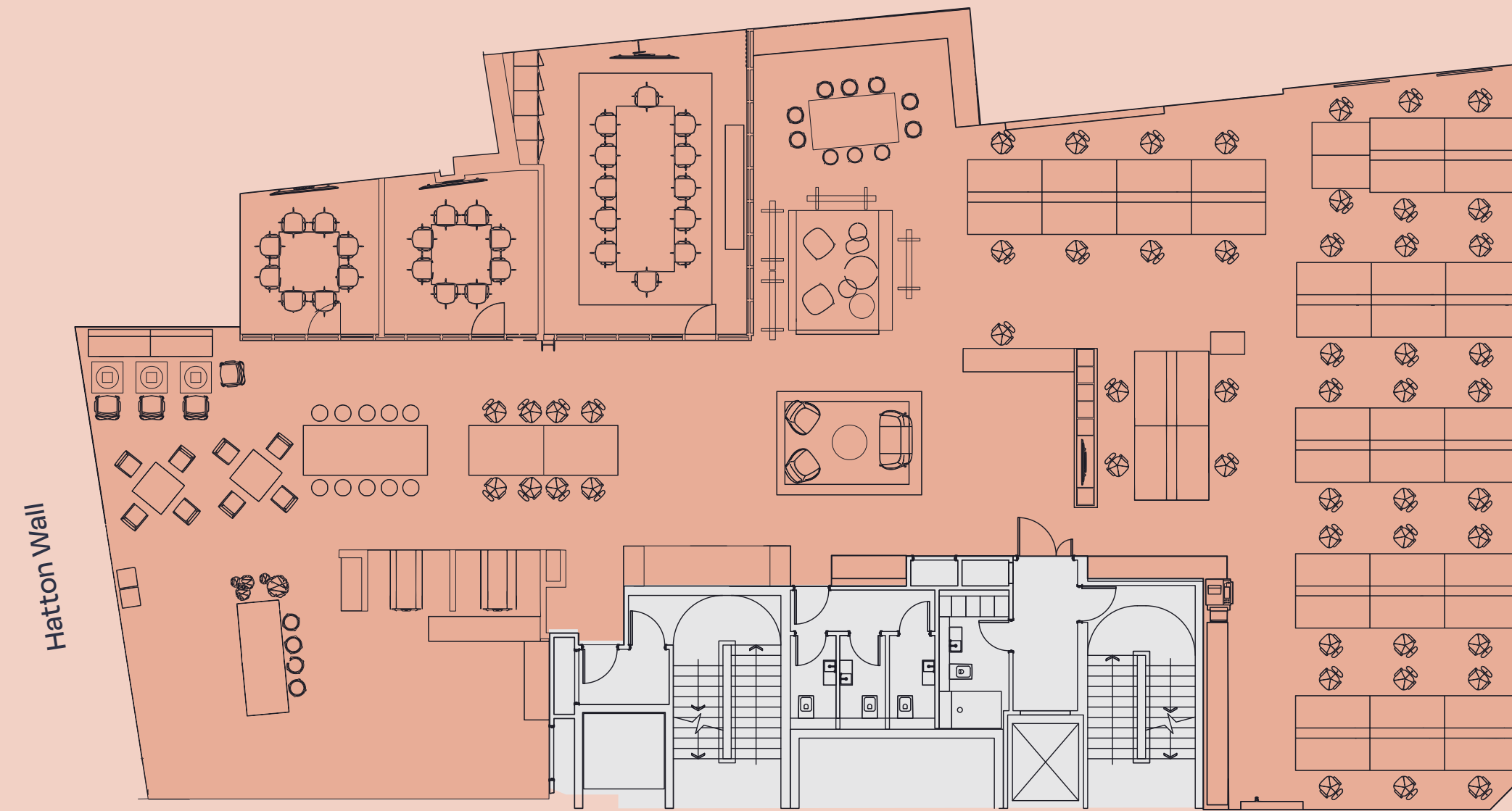






THE SPACE

UPPER GROUND FLOOR – 5,261 SQ FT / 489 SQ M

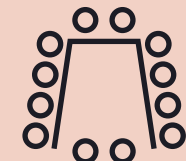


Office
Common

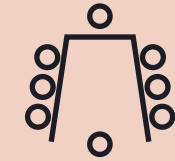
Floor plan not to scale.
For indicative purposes only.



42 open plan workstations



12 person meeting room



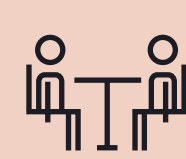
2 x 8 person meeting rooms



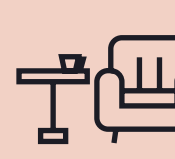
3 x touchdown areas



Collaboration area



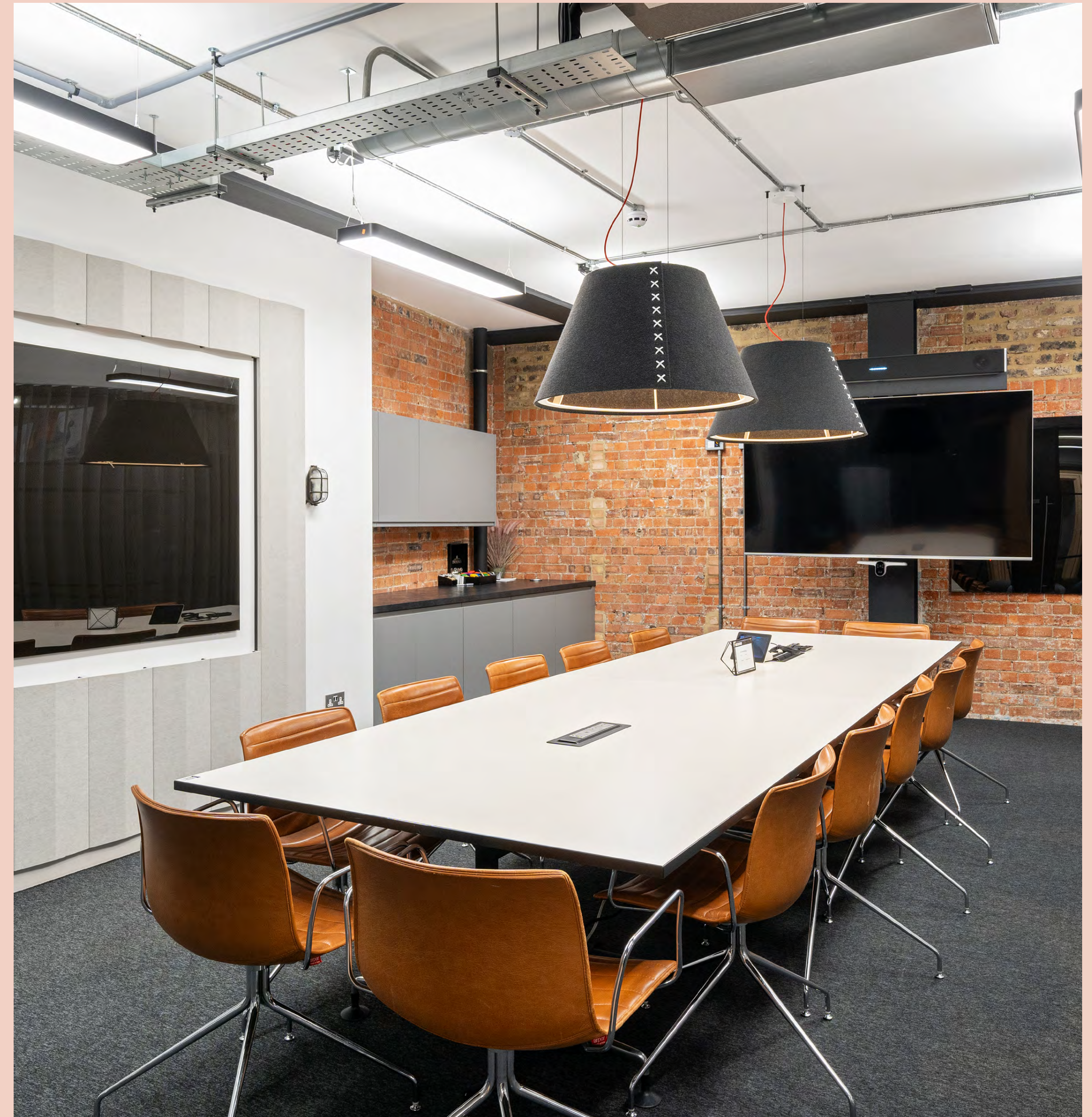
2 x meeting booths



Breakout areas



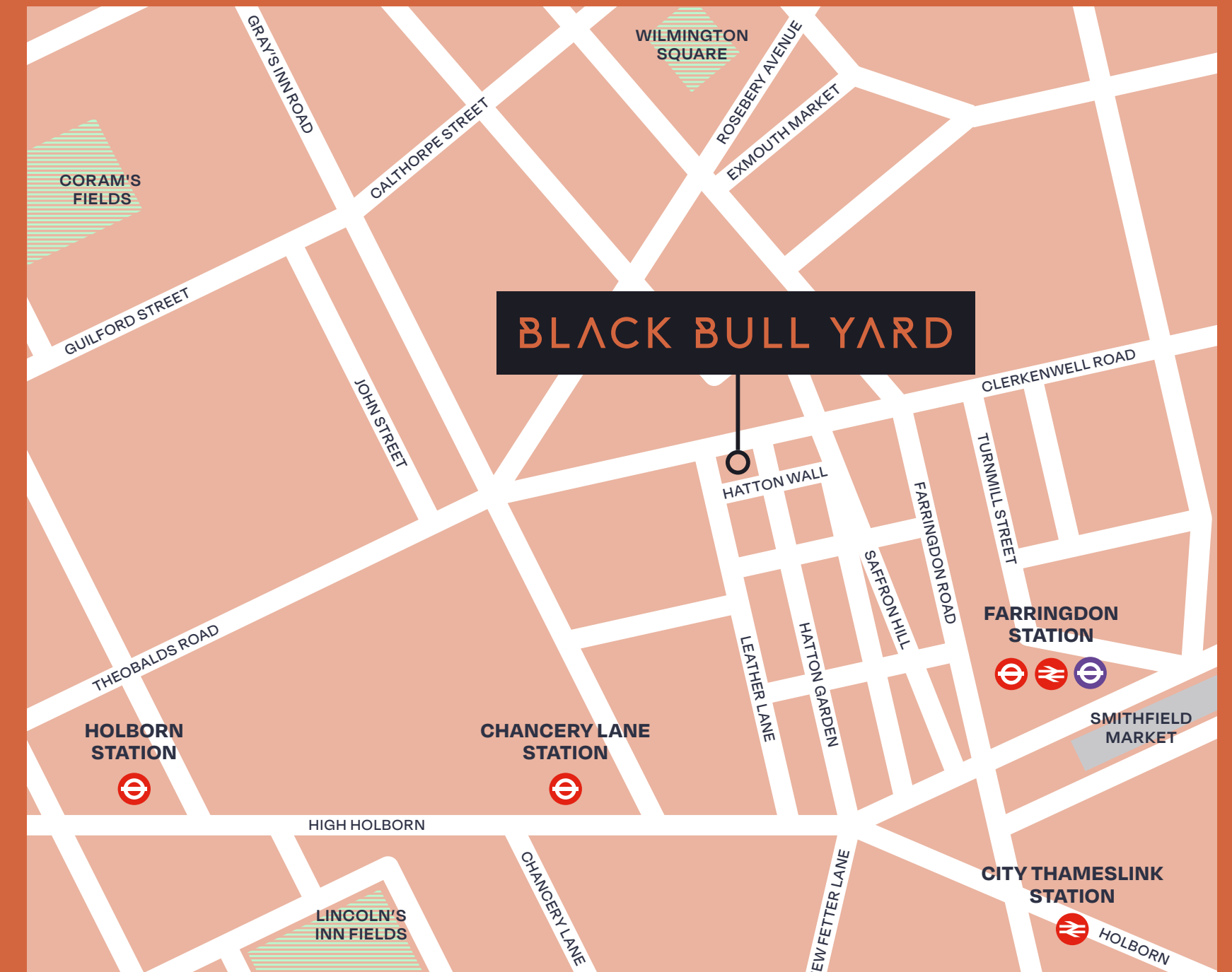
Reception / welcome area



LOCAL AREA

Black Bull Yard sits squarely on Hatton Wall connecting vibrant Hatton Garden to Leather Lane which hosts a long established food market which has been serving locals for many years. The restaurants and bars of Farringdon are also a short walk away.

The building is well connected with easy access to both Underground & Overground stations, with the Elizabeth Line at Farringdon reducing travel times across London.



Images:
 Luca – St John Street
 The Coach – Ray Street
 Leather Lane Market
 Brutto – Greenhill Rents

JOURNEY TIMES

From Black Bull Yard

FARRINGDON		CHANCERY LANE		HOLBORN		LIVERPOOL STREET		BOND STREET	
5 mins		6 mins		12 mins		2 mins		4 mins	
KING'S CROSS ST PANCRAS		BANK		LONDON BRIDGE		CANARY WHARF		HEATHROW AIRPORT	
12 mins		14 mins		18 mins		8 mins		39 mins	

ELIZABETH LINE

Journey times from Farringdon Station

FURTHER INFORMATION

TERMS
 Upon application.

VIEWING
 Strictly through
 sole letting agents.

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Farebrother

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