



**STIRLING  
ACKROYD**

## **FOR SALE**

**1-6 Newbury Street & 12  
Kinghorn Street,  
London, EC1A 7HU**

4,306 sq ft

Barbican office for sale:  
4,306 sq ft across  
ground & lower ground  
floors. Prime location  
and versatile layout.



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

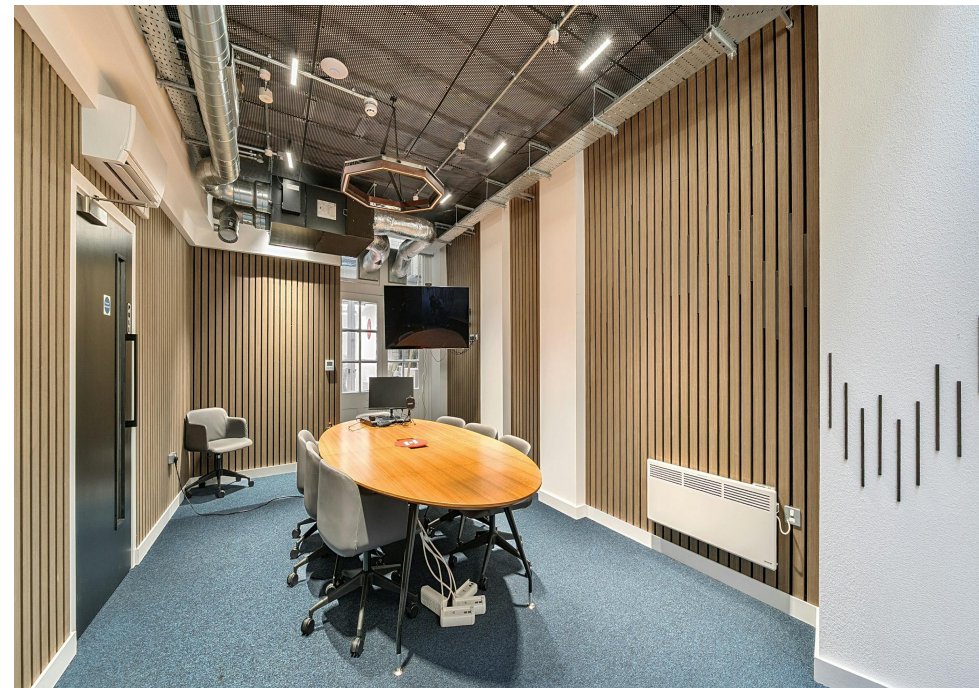
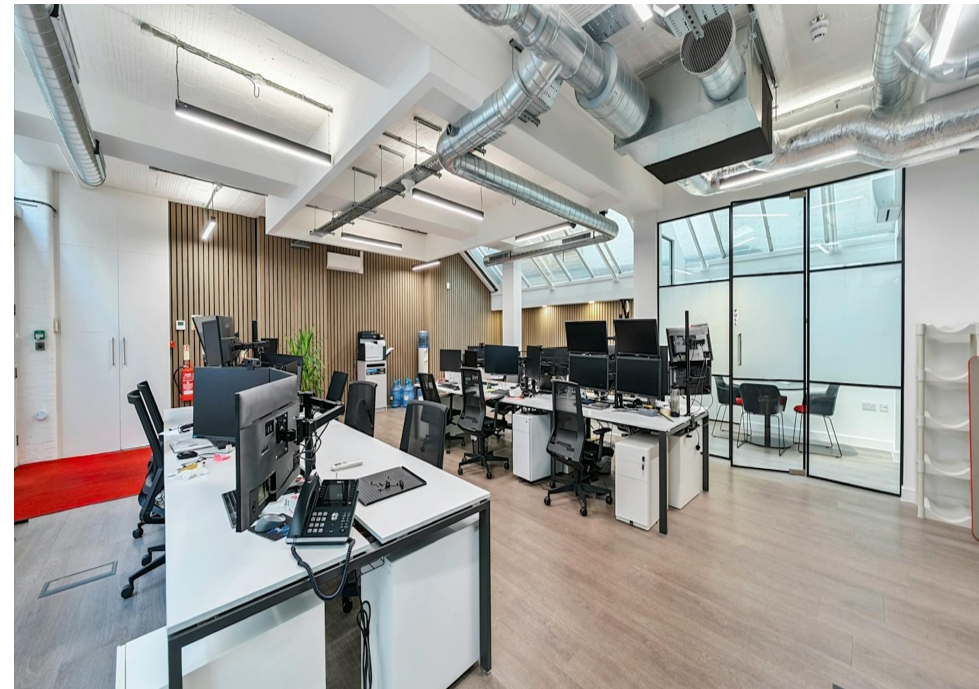
Spanning the ground and lower ground floors, this 4,306 sq ft self-contained office offers a versatile, fully fitted layout. The ground floor provides a welcoming entrance with meeting rooms, private office suites, and multiple workstations, while the lower ground benefits from impressive floor-to-ceiling heights, creating an open and airy working environment.

The space also features a modern kitchen and breakout area, making it ideal for a range of occupiers seeking a functional and well-presented workspace in the heart of Barbican.

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## Key points

- Multiple Working Stations
- Newly Refurbished
- Meeting Rooms
- Kitchen/ break out space
- Excellent Natural Light
- Private Office Suite
- Air-Conditioning
- Excellent Floor to Ceiling Height



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## Location

Located in the heart of Barbican, the property sits within one of Central London's most well-connected and culturally rich districts. Surrounded by a mix of creative studios, corporate offices, cafés, restaurants, and lifestyle amenities, the area offers an ideal blend of work and leisure convenience. Barbican, Farringdon, and Moorgate stations are all within easy walking distance, providing exceptional connectivity across the Elizabeth, Northern, Metropolitan, Hammersmith & City, and Circle lines, as well as National Rail services. This prime location makes the building ideal for businesses seeking accessibility, vibrancy, and a highly sought-after City fringe address.

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## Transport Links



Barbican 0.1 Miles



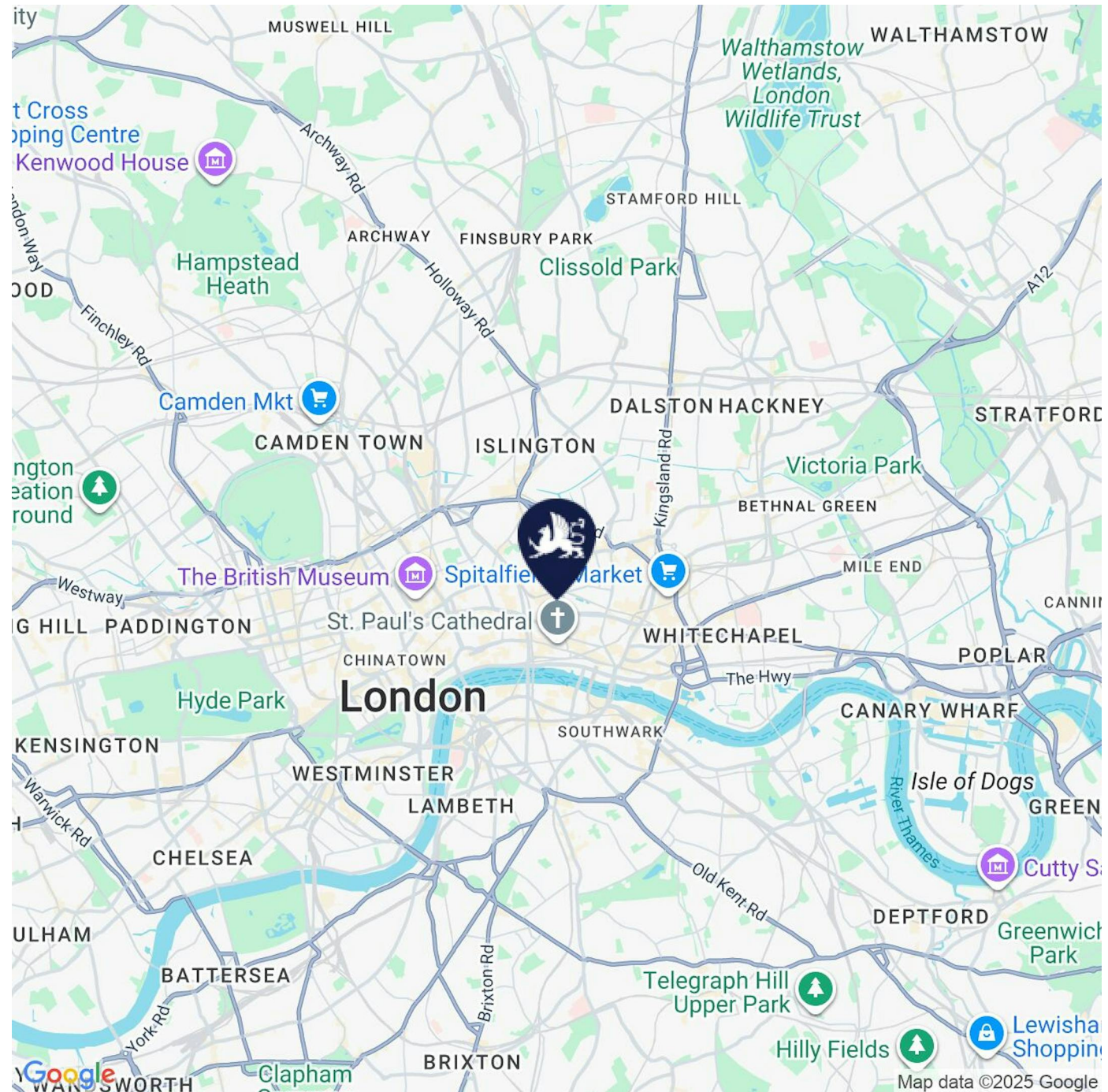
Farringdon 0.3 Miles



St. Pauls 0.3 Miles



Moorgate 0.4 Miles





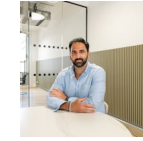
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## Accommodation

Name	sq ft	sq m	Availability
Ground	2,411	223.99	Available
Lower Ground	1,895	176.05	Available

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## Viewing & Further Information



**Dimitri Melaisi**  
0203 911 3666  
07940239327  
dmelaisi@stirlingackroyd.com

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## Rents, Rates & Charges

Price	£2,500,000
Rates	On application
Service Charge	1-6 Newbury Service Charge £2,611 PA
VAT	Applicable
EPC	D (84)

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