

# 25 HOSIER

WEST SMITHFIELD • EC1

831 – 15,880 SQ OF MODERN WORKSPACE  
TO LET IN THE HEART OF SMITHFIELD

CGI of indicative of entrance and reception



## WHERE ARCHITECTURAL PEDIGREE BLENDS WITH MODERN WORKING.

Explore a more considered approach to work at 25 Hosier, designed with providing an inspiring environment for businesses and people to work.

Over 15,000 sq ft of light-filled, refined office space in the heart of Smithfield, the building offers a newly remodelled reception and ground floor, complemented by new end-of-trip facilities and brand-new WCs.

The recent upgrades also include new lifts and air conditioning throughout. Quality materials and textured finishes have been carefully selected to create a warm, stylish, and contemporary working environment.



Farringdon Station

Barbican Station

Smithfield Market

Barbican Centre

Farringdon Road

Holborn Circus

25

Holborn Viaduct

City Thameslink

St Paul's Station

Fleet Street

Paternoster Square

City Thameslink

St Paul's Cathedral

Ludgate Hill

FLEXIBLE FLOORPLATES  
DEFINED BY QUALITY  
MATERIALS AND  
CONSIDERED DESIGN.



Indicative CGI of 3rd floor fully fitted suite

# SCHEDULE OF AREAS

Level	NIA sq m	NIA sq ft	Condition
5	279	3,007	CAT A
4	284	3,062	CAT A
3	284	3,062	FULLY FITTED
2	284	3,062	CAT A
1	195	2,100	CAT A
G	77	831	CAT A
B	70	756	STORAGE
<b>TOTAL</b>	<b>1,473</b>	<b>15,880</b>	



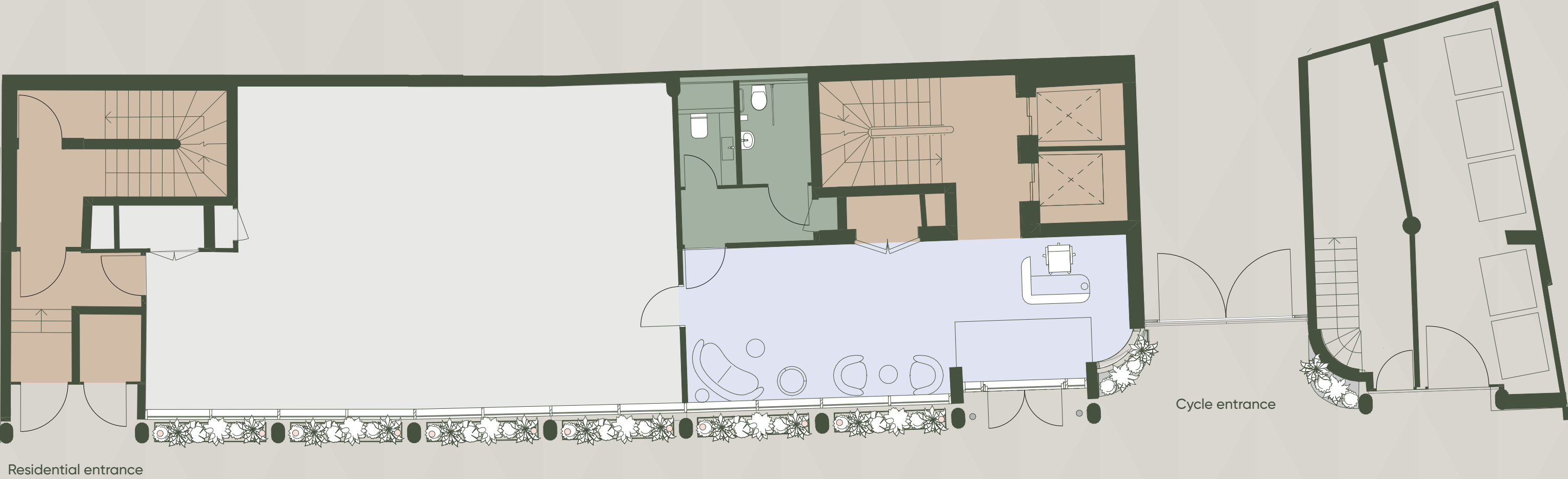
\*Floor areas are subject to change upon final PC measurement.

The 3rd floor will be fully fitted (Cat A+).  
The remaining floors will be delivered to a  
Cat A specification. The Landlord can deliver  
a bespoke fit out to these floors upon request.

# GROUND FLOOR 831 SQ FT



CAT A



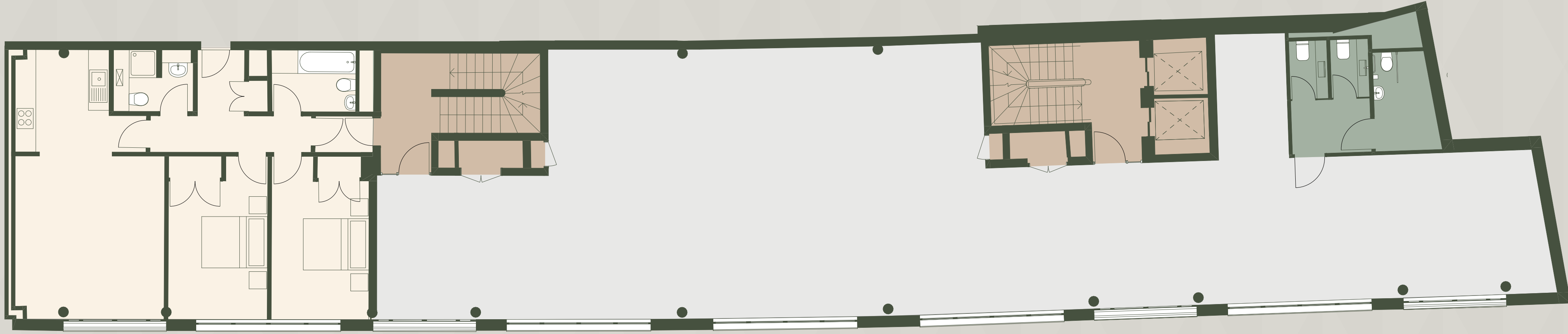
**KEY** Office Core WCs Reception

Floor plans not to scale. For indicative purposes only.

# FIRST FLOOR 2,100 SQ FT



CAT A



2 bedroom residential apartment available to lease alongside the office accommodation

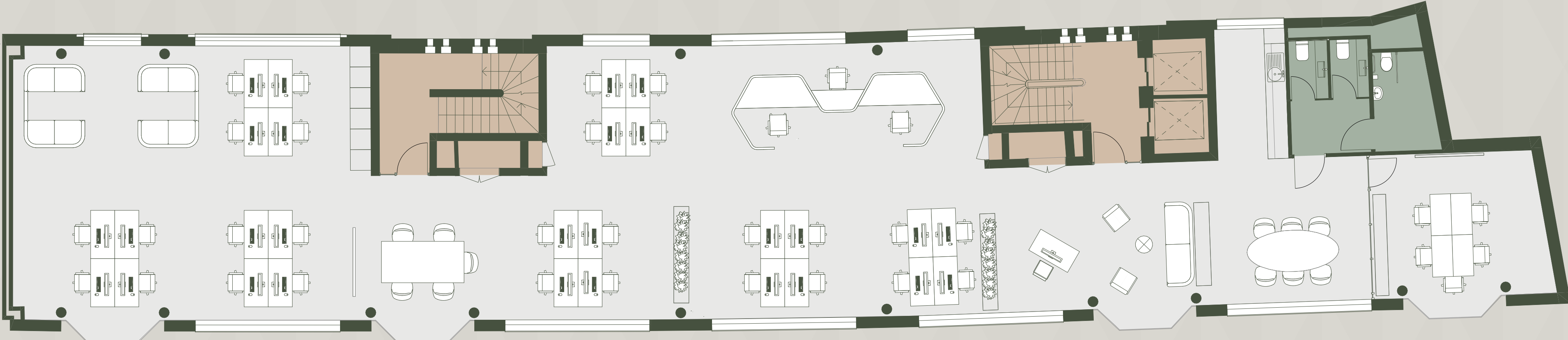
**KEY** Office Core WCs Reception Residential

Floor plans not to scale. For indicative purposes only.

# THIRD FLOOR 3,062 SQ FT



CAT A+ FULLY FITTED SUITE



**KEY** Office Core WCs Reception

Work Space Setting	
Open plan desks	x 28
5 person meeting rooms	x 1
Reception lounge	x 1
Private booths	x 3
Break-out areas	x 4
Kitchen	x 1

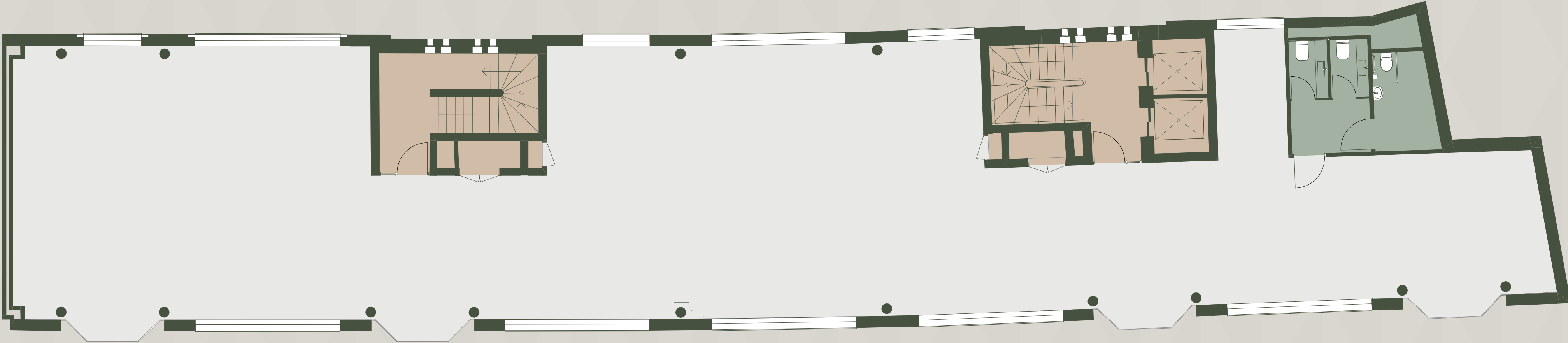
Floor plans not to scale. For indicative purposes only.

# FOURTH & FIFTH FLOORS

3,062 & 3,007 SQ FT



CAT A



**KEY**  Office  Core  WCs  Reception

Floor plans not to scale. For indicative purposes only.

# BUILDING SPECIFICATION

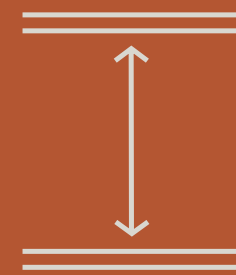
Considerately designed modern workspace for comfort and convenience.

## A<sup>+</sup>

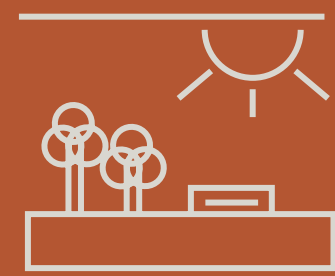
Cat A and Cat A+ office suites



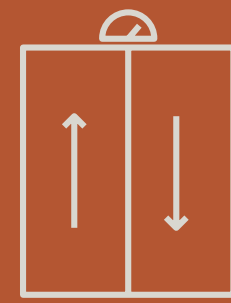
Brand-new air conditioning (HVRF)



Raised floors



Remodelled Reception



2 x Refurbished passenger lifts



New Male and Female Changing Rooms and WCs



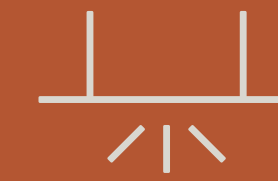
Fibre floor-by-floor connectivity



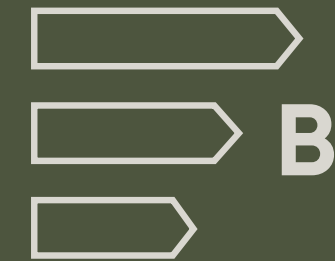
50 cycle spaces, 5 showers + 52 lockers



Fully electric building



Exposed soffits and LED lighting



EPC B (Targeting)

## BREEAM

EXCELLENT (Targeting)

# IMMERSE YOURSELF IN EVERYTHING 25 HOSIER HAS TO OFFER

## RESTAURANTS

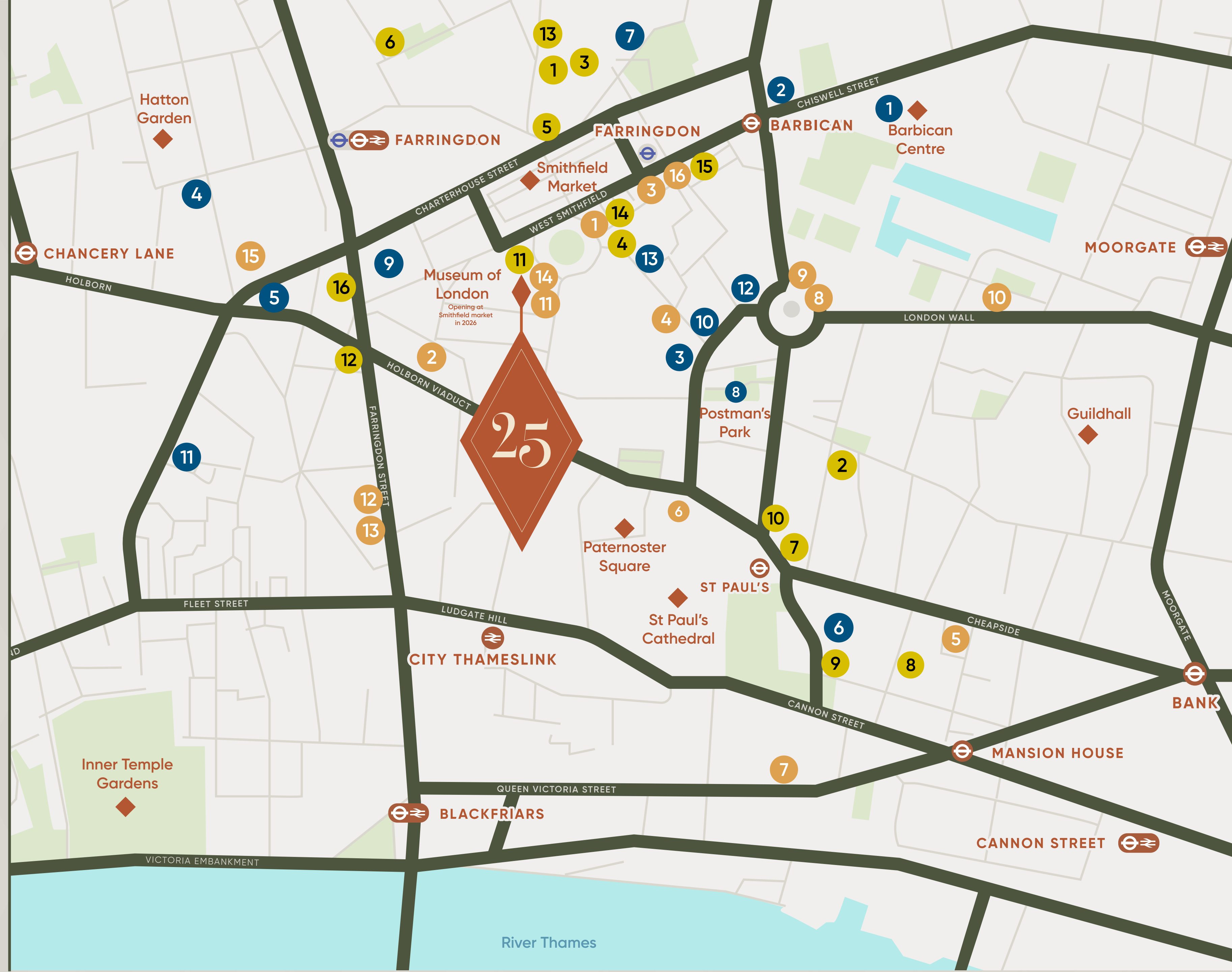
- 1 St John
- 2 Manicomio
- 3 Café Du Marché
- 4 Club Gascon
- 5 Smith of Smithfield
- 6 Camino at Farringdon
- 7 HAZ
- 8 Burger & Lobster
- 9 The Ivy Asia
- 10 Market Halls
- 11 Origin
- 12 Assenheims
- 13 Luca
- 14 Cloth
- 15 Pasta Evangelists
- 16 Vivat Bacchus

## BARS & CAFÉS

- 1 Balfour St Barts
- 2 The Fable
- 3 The Cloister Café
- 4 Ibai
- 5 Merchant House
- 6 Alchemy
- 7 Café 101
- 8 Benugo
- 9 London Wall Bar
- 10 Barbie Green
- 11 Beppe's Café
- 12 Hoop & Grapes
- 13 NKora
- 14 21 West
- 15 Ye Olde Mitre
- 16 Dose

## LIFESTYLE

- 1 Barbican Arts Centre
- 2 Nuffield Health
- 3 Pure Gym
- 4 Gymbox
- 5 Bounce
- 6 One New Change
- 7 Charterhouse Square
- 8 Postman's Park
- 9 Museum of London
- 10 St Bartholomew the Great
- 11 New Street Square
- 12 Virgin Active
- 13 Athletic



TIMELESS HISTORY. MODERN VISION. ALL EMBRACED BY THE VIBRANT ATMOSPHERE OF SMITHFIELD.



Walking times

Station

6 mins

 Barbican

6 mins

   Farringdon

8 mins

 St Paul's

9 mins

 City Thameslink

10 mins

 Chancery Lane

12 mins

  Blackfriars

17 mins

  Moorgate

# BELONG TO SOMETHING EXCEPTIONAL



The  
**Haberdashers'**  
Company

One of Great XII Liveries of London, the Haberdashers' Company is nearly 700 years old, but we are not just preserving a legacy: we're actively shaping the world of tomorrow.

Education and young people sit at the heart of the Haberdashers' Company's work today. The Haberdashers' family of schools collectively educates 12,000 pupils, and we are proud that it includes schools of all types and sizes. This modern philanthropy is the thread that runs through the heart of the Company, connecting our proud heritage with our present actions, and ensuring we pass on a resilient organisation in the future.

By investing in our children and young people, we empower them to successfully navigate their futures and achieve their potential championing the next generation to find their purpose and place in the world.



Behind 25 Hosier lies The Haberdasher's Hall. One of the city's hidden gems, it provides an opportunity for tenants of 25 Hosier to book conference and meeting room facilities on your doorstep at discounted rates. Our catering partner, Seasoned, are also available to provide refreshments to the Hall as well as your office floor for those special occasions.

Through joining the extended Habs family as a tenant at 25 Hosier, you are helping to support our philanthropic and educational work. On behalf of our schools across the UK and our valued small charity partners, we extend our heartfelt thanks.



# 25 HOSIER

WEST SMITHFIELD • EC1

FOR MORE INFORMATION  
OR TO ARRANGE A VIEWING,  
PLEASE CONTACT FAREBROTHER:

## Farebrother

**Tom Brammeld**

07734 883 071

tbrammeld@farebrother.com

**Tom Woolstencroft**

07701 287 084

twoolstencroft@farebrother.com

**Alistair Subba Row**

07973 841 691

asubbarow@farebrother.com

**VISIT: 25HOSIER.LONDON**

**Terms:** New full repairing and insuring lease(s) available direct from the Landlord for a term by arrangement.

**Delivery Date:** The comprehensive refurbishment of 25 Hosier is due to complete in Q3 2026.

Misrepresentation Act 1967 and declaration Farebrother for themselves and for the vendor/lessor as agent for the vendor/lessor gives notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any other third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any other third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. March 2026. All images shown are indicative only. Designed and produced by Graphicks | 020 3435 6952 | www.graphicks.co.uk

A development by



The  
**Haberdashers'**  
Company

## JRA

John Robertson Architects