



# ONE BENJAMIN

TURNMILL STREET, FARRINGDON

5,847 sq ft of crafted plug & play space  
directly opposite Farringdon Station entrance



# A RARE OPPORTUNITY

**One Benjamin - a mixed use development occupying a prominent corner position fronting Turnmill Street and Benjamin Street that presents best-in-class, fully fitted office space designed for excellence nestled in the vibrant heart of Farringdon.**

One Benjamin offers a rare opportunity to join a thriving hub where culture, business, and lifestyle converge.



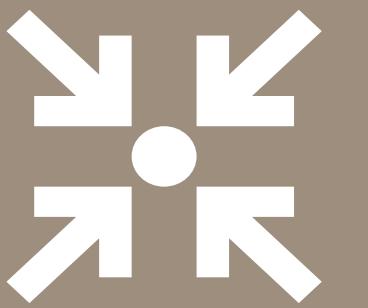
# HIGHLIGHTS

5,847

sq ft of fully fitted  
office space



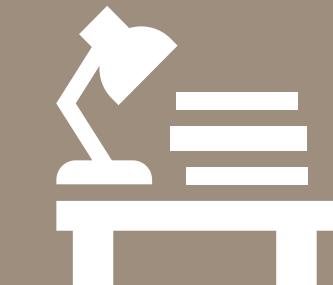
56×  
Desks



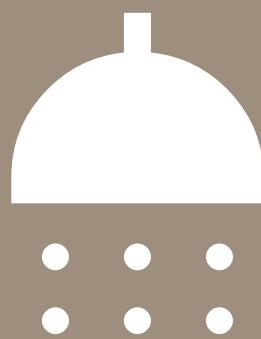
3×  
Meeting rooms



2×  
Zoom booths



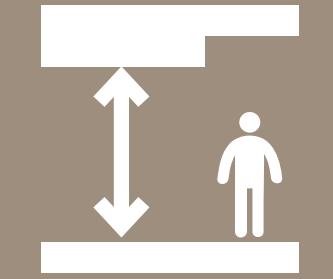
1:8 sq m  
occupancy ratio



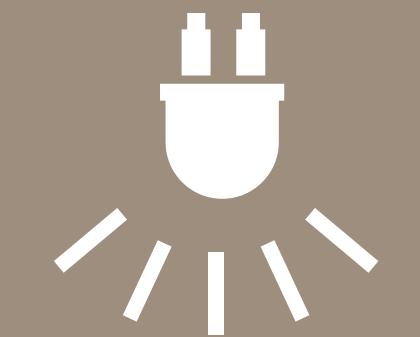
End of trip  
facilities



Super highway  
ceiling system



2.8 m to soffit



Linear track LED  
lighting



BREEAM  
Excellent



Farringdon Station,  
less than 50 m from  
reception



1.5 million people  
within a 45 minute  
commute



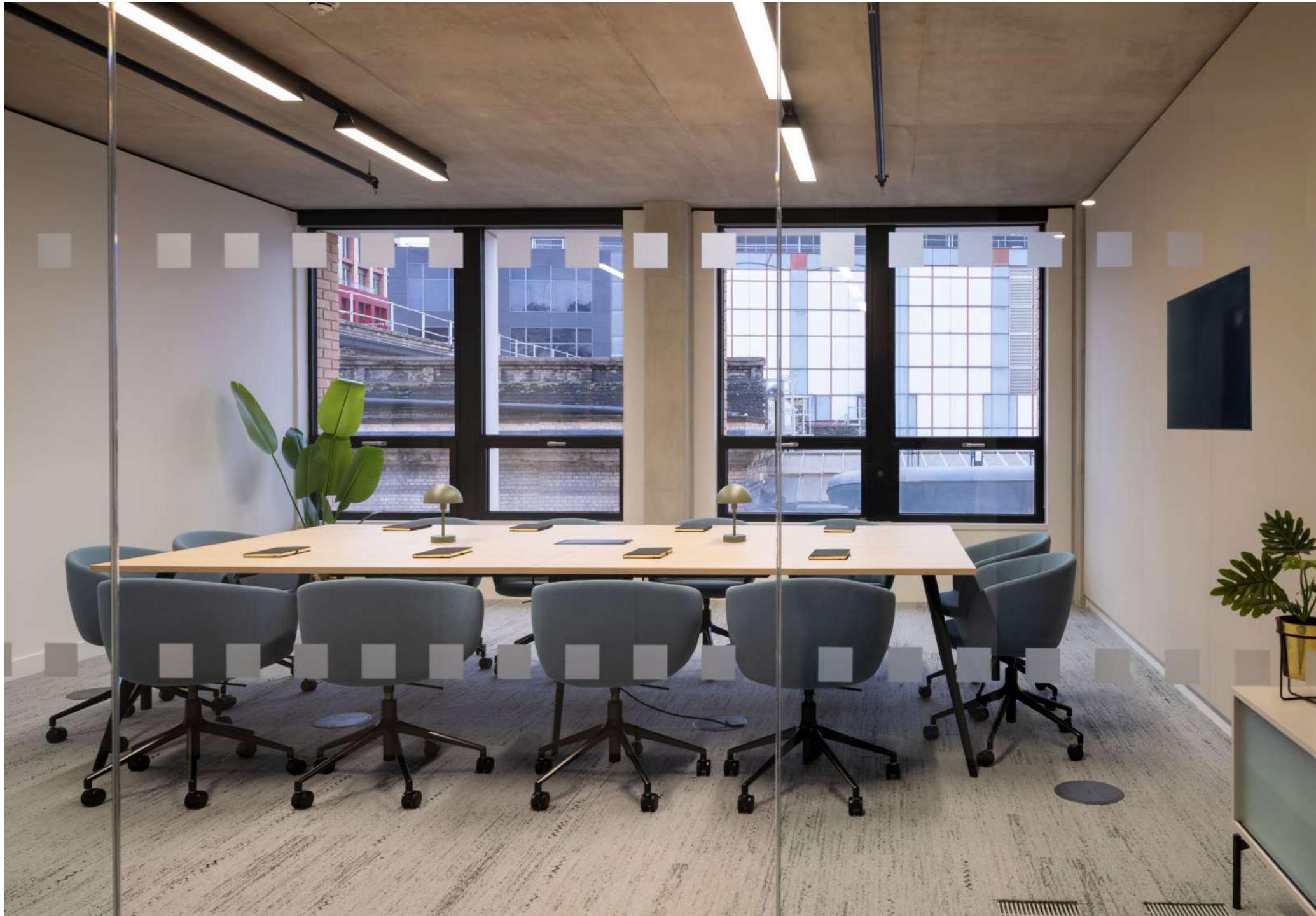
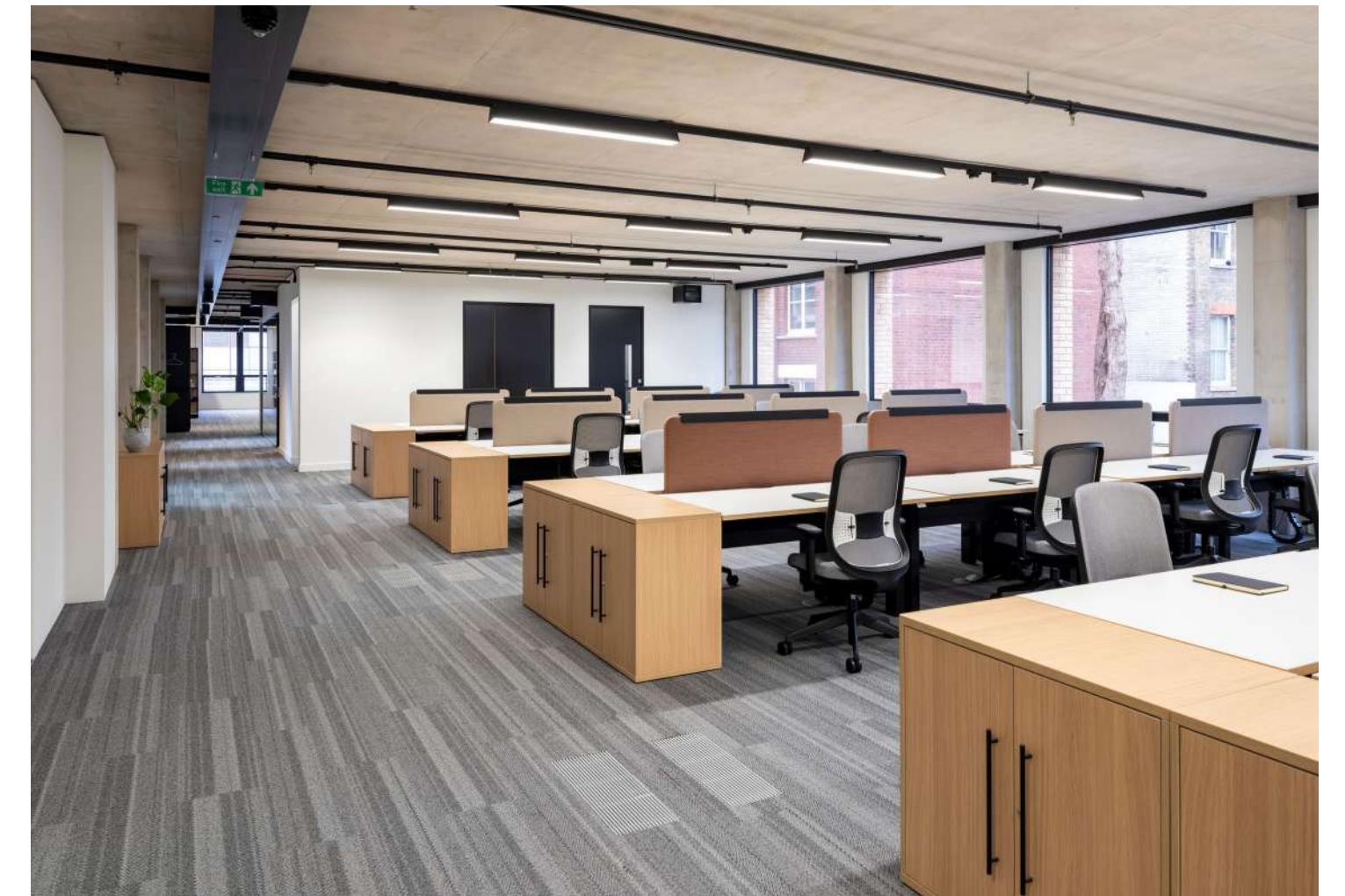
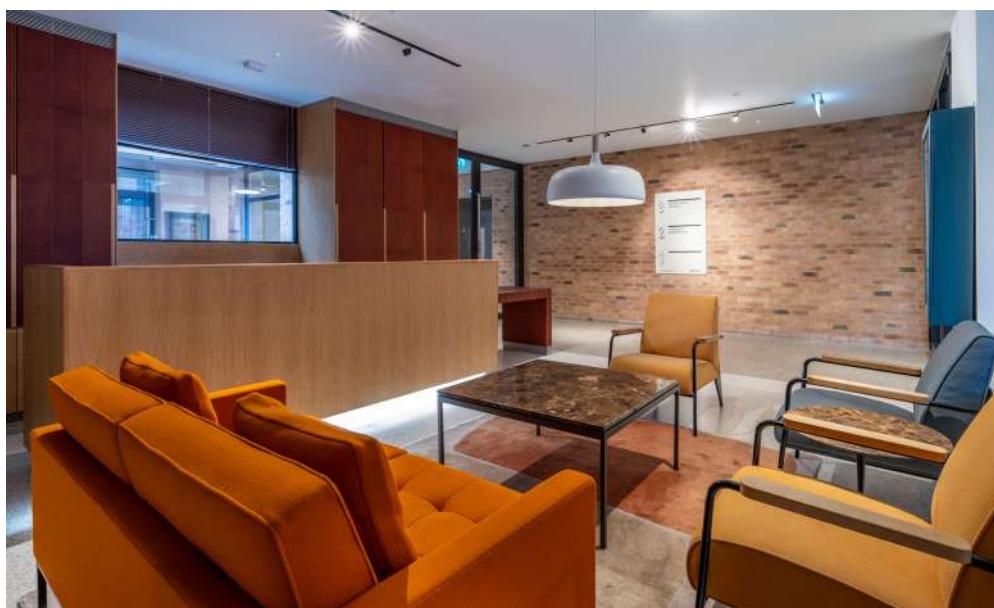
One Benjamin view from St. John  
Gardens, architecture by Alford  
Hall Monaghan Morris

# CONSIDERATELY DESIGNED

**One Benjamin draws inspiration from the character of neighbouring Victorian warehouse's timeless craftsmanship.**

This heritage is reflected in its decorative handmade brickwork, intricate precast concrete, and refined metal detailing. The office space features an innovative Superhighway Ceiling System, seamlessly integrating cable distribution, sprinklers, and fire safety fittings. Complemented by a sleek black track lighting system, the design offers both flexibility and a clean, modern aesthetic.

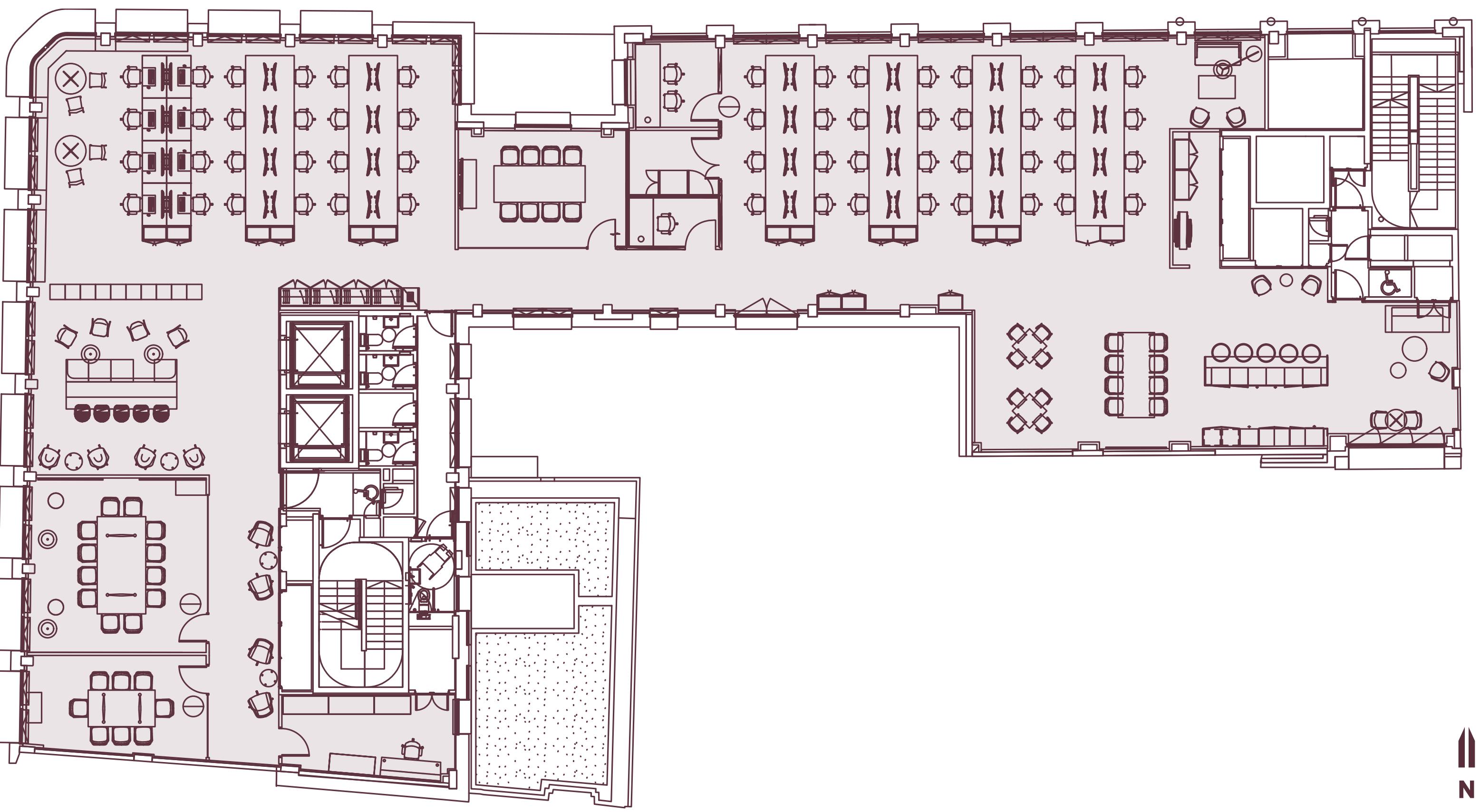
The first floor offers best-in-class fitted office accommodation with excellent natural light and views.





# FIT OUT

- 56x Open plan desks
- 1x Reception
- Meeting:
  - 1x 12-person meeting room
  - 2x 8-person meeting room
  - 1x 1-person focus room
  - 1x 2-person focus room
- 4x Breakout/soft seating
- 1x Comms room
- 2x Storage area
- 1x Kitchen



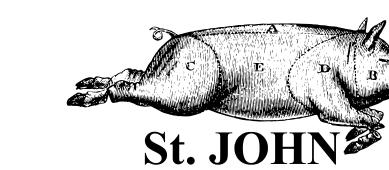






**Farringdon is among London's most vibrant districts. The area has a rich industrial history which has been complemented with modern additions and is now home to more creative businesses per square mile than anywhere else in the world.**

The Barbican Centre, Guildhall School of Music & Drama and New Museum of London are on One Benjamin's doorstep. Elsewhere, Clerkenwell Design Week, now in its 14th year, celebrates the diverse community, and showcases the UK's leading brands attracting over 35,000 attendees and 400 brands every year.



THE  
**ZETTER**

*Malmaison*



Local amenities include a unique mix Michelin-starred restaurants (Club Gascon and St. John), high quality bars Clerkenwell & Social, Oriole and Vinoteca), pubs and hotels (Zetter Townhouse, Zetter, and Malmaison) coupled with independent coffee shops and a long established street food.



# THE LOCATION

## GREEN SPACES

- 1 St John's Garden
- 2 Charterhouse Square

## RESTAURANTS & BARS

- 3 Granger & Co
- 4 Sessions Arts Club
- 5 Luka
- 6 St John
- 7 Bouchon Racine
- 8 Camino Farringdon
- 9 Bleeding Heart Bistro
- 10 Leather Lane Market

## GYMS / LEISURE

- 15 Virgin Active
- 16 PureGym London Farringdon



## HOTELS

- 11 The Zetter Clerkenwell
- 12 Malmaison London
- 13 St. Peter's Italian Catholic Church
- 14 Nuffield Health Barbican Fitness & Wellbeing Centre

## OCCUPIERS

- 17 Three Crowns
- 18 Julius Baer London
- 19 LinkedIn
- 20 Publicis Sapient
- 21 JA Kemp
- 22 TikTok
- 23 Snap Inc



Green areas

# CONNECTIVITY

One Benjamin is situated adjacent to Farringdon Station, one of London's best connected transport hubs. Farringdon Station is the only station in central London connecting the Elizabeth Line, Thameslink and London Underground, providing unrivalled connectivity.



140 trains per hour



Bond Street: 4 minutes



**The only station with Elizabeth Line, Thameslink and Underground access**



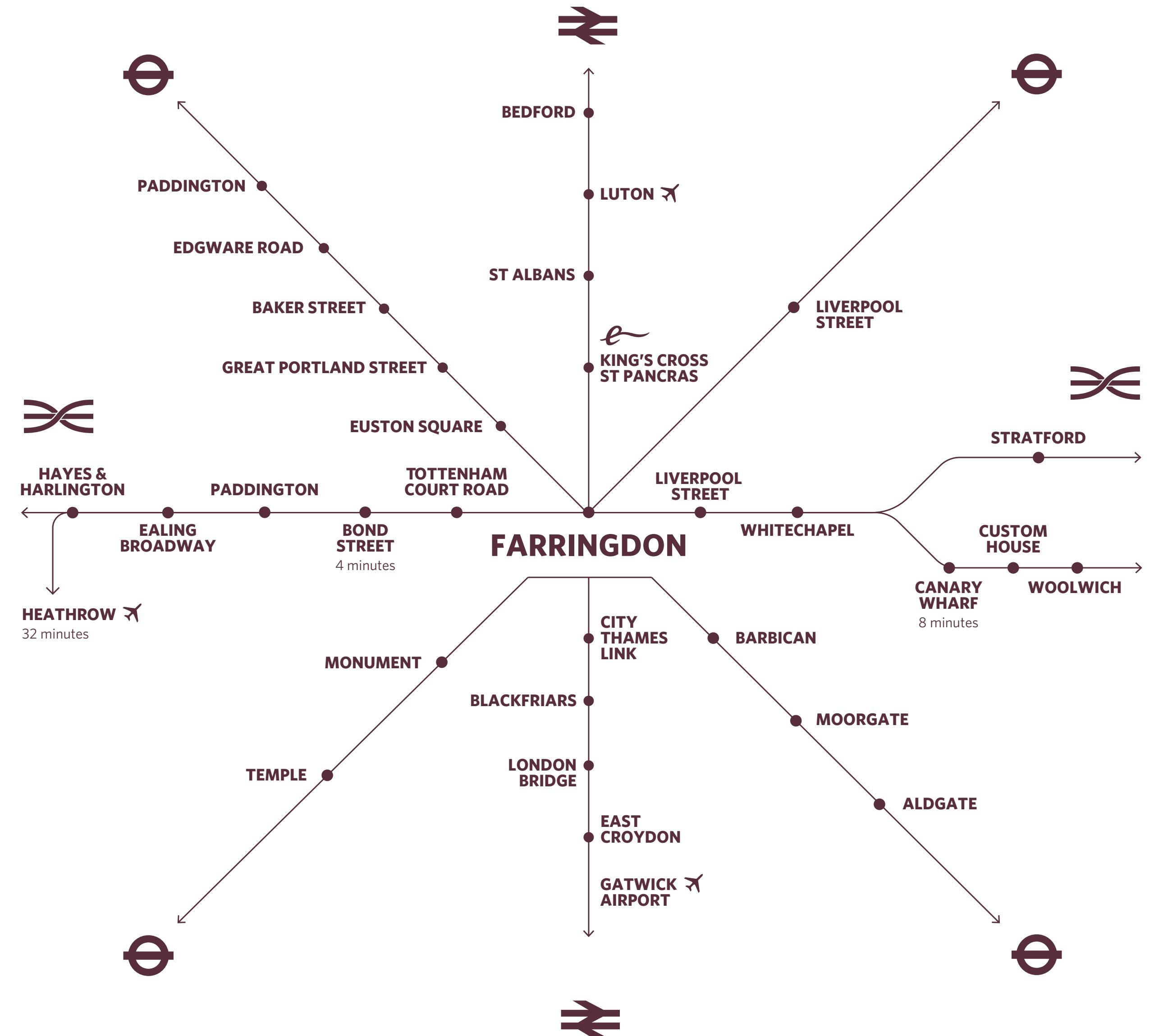
Canary Wharf: 8 minutes



Heathrow: 32 minutes



**Links Reading and Heathrow in the West and Abbey Wood in the East**



# CONTACT



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[www.onebenjamin.co.uk](http://www.onebenjamin.co.uk)

