THE MUSEUM HOUSES

SMITHFIELD MARKET, FARRINGDON

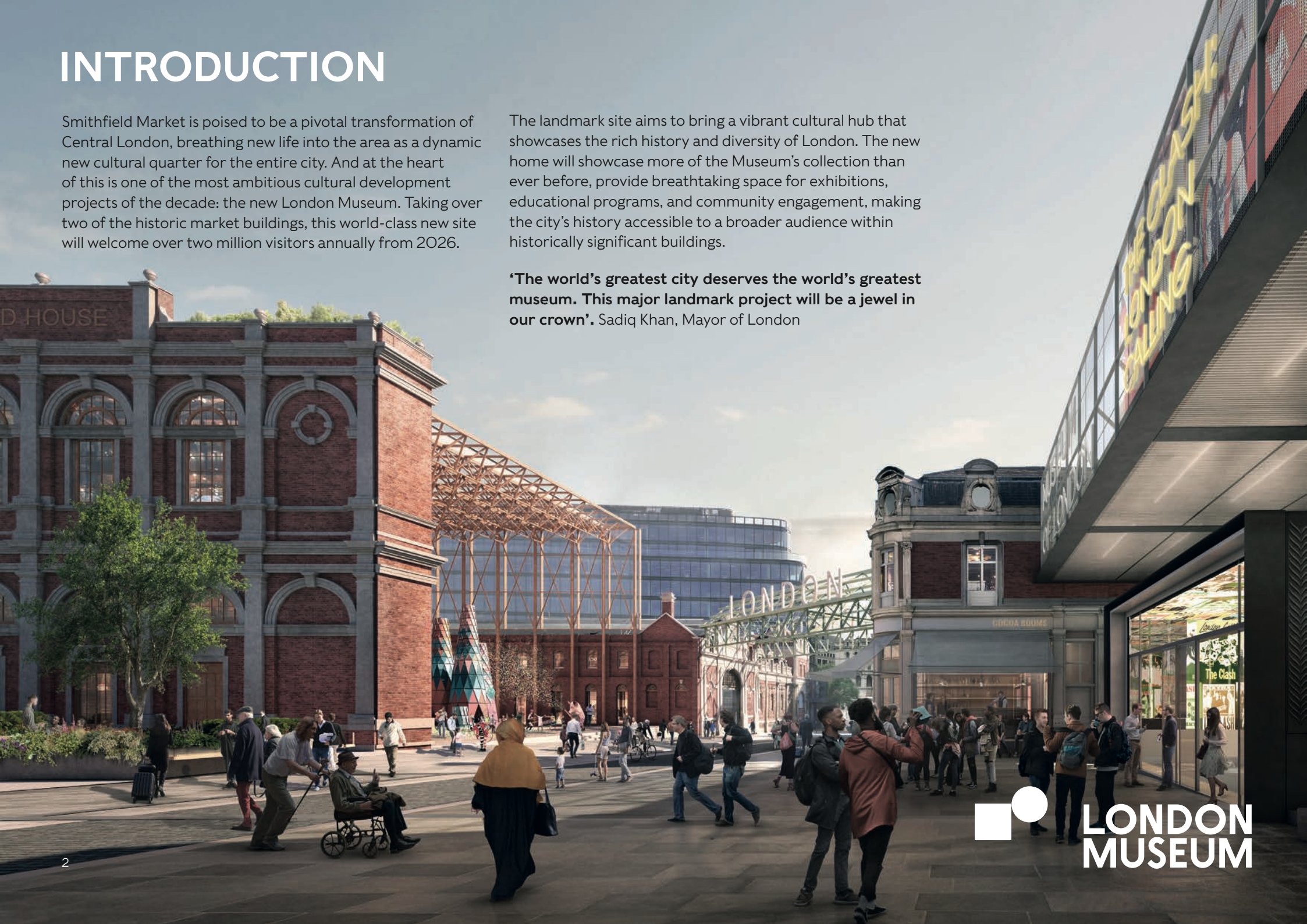
LONDON MUSEUM

INTRODUCTION

Smithfield Market is poised to be a pivotal transformation of Central London, breathing new life into the area as a dynamic new cultural quarter for the entire city. And at the heart of this is one of the most ambitious cultural development projects of the decade: the new London Museum. Taking over two of the historic market buildings, this world-class new site will welcome over two million visitors annually from 2026.

The landmark site aims to bring a vibrant cultural hub that showcases the rich history and diversity of London. The new home will showcase more of the Museum's collection than ever before, provide breathtaking space for exhibitions, educational programs, and community engagement, making the city's history accessible to a broader audience within historically significant buildings.

'The world's greatest city deserves the world's greatest museum. This major landmark project will be a jewel in our crown'. Sadiq Khan, Mayor of London



The General Market will open in 2026, housing the museum's permanent galleries. The transformation of this space has seen 10,000 sq m of brickwork painstaking cleaned roof's reinforced and the excavation of an extensive network of rediscovered vaults.

The 'Museum Houses' surround the General Market, intricate and unusual, these spaces sit like 'houses' around the perimeter of the site creating a series of street-facing units for independent retailers, office space for creatives, and places to eat and drink.

The Museum will play a leadership role in curating Smithfield as a cultural and innovative destination, overseeing big events such as a new annual St Bartholomew's Fair. It is hoped that all neighbours will work with the Museum to help build Smithfield as one of the most significant cultural and heritage destinations in London.

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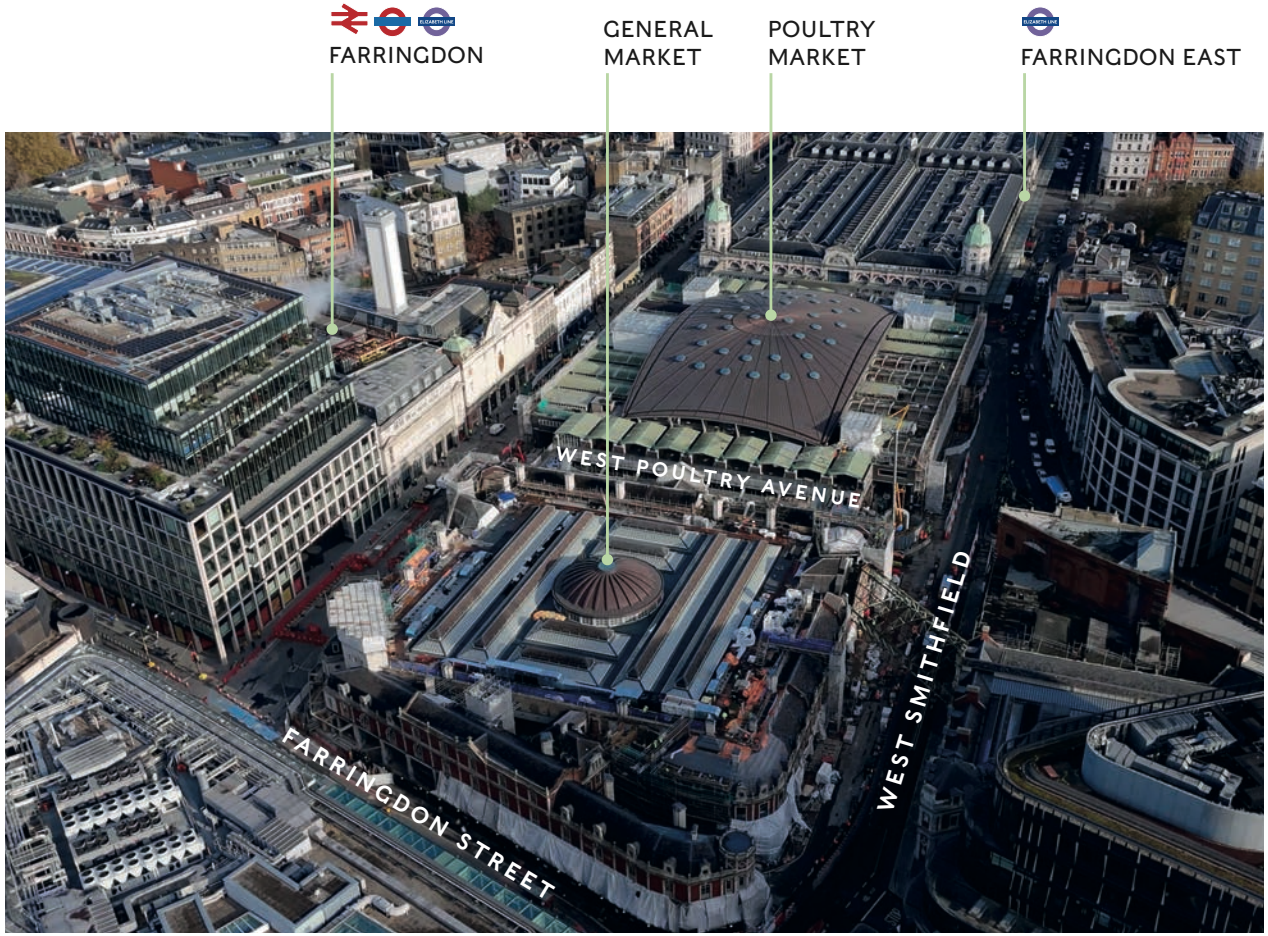
LOCATION

A few minutes away, the Thameslink and Farringdon Elizabeth line and train stations will be the closest options for getting to us by public transport.

In 2023/24 Farringdon station has over 46 million entries and exits, making it the 8th most used out of 2,581 stations in the country. Source Railway data.co.uk

157,600 The daily worker footfall around Farringdon is over 3 x higher than other major London transport hubs.

35% of the area's footfall is under the age of 35, higher than the 26% UK national average.



Surrounding office tenants

Snapchat
Sainsburys Head Office
Amazon
Tiktok
Goldman Sachs
Deloitte
Just Eat
De Beers
Capgemini
Barings
Anomaly Advertising
Live Nation
AngloAmerican
Hogan Lovells
Julius Bar
Depop
Grey
Tesco
Kurt Geiger
Bank of America

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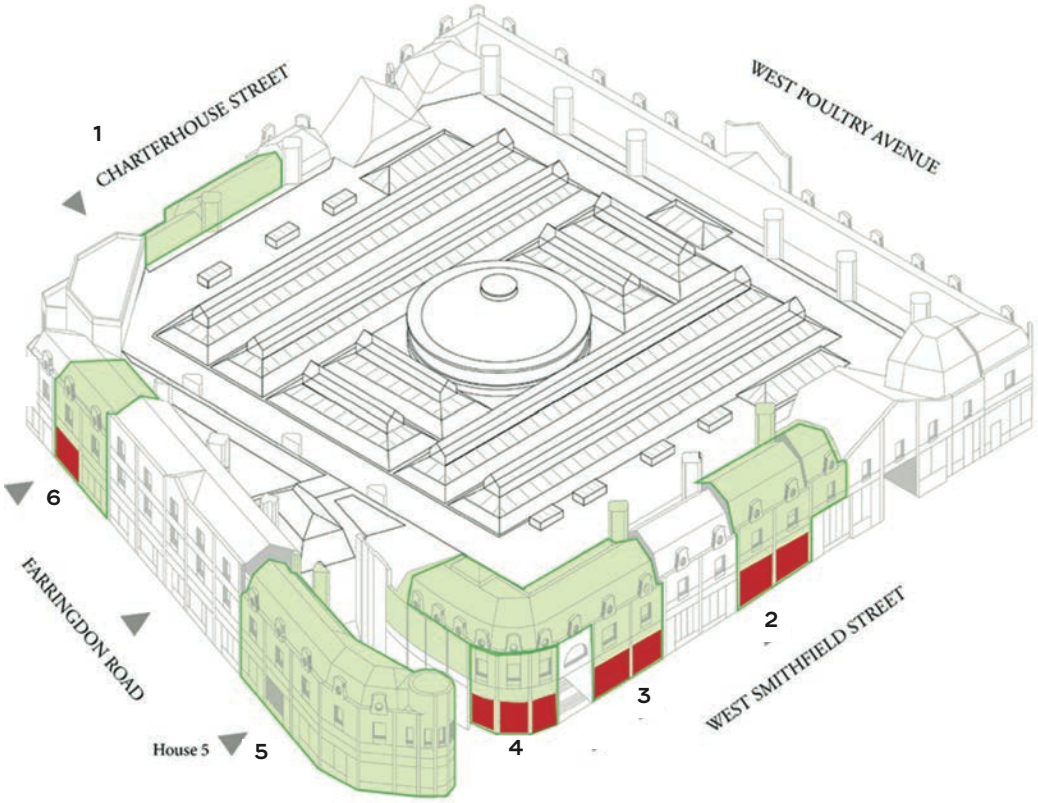
OVERVIEW

Charterhouse North Elevation

West Smithfield South Elevation

Farringdon West Elevation



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OVERVIEW SCHEDULES

House	Level	GIA sqft	NIA sqft
1	G	205	0
1	1	657	388
1	2	1003	829
Total		**1894**	**1216**
2	G	560	463
2	1	883	570
2	2	474	194
Total		**1916**	**1227**
3	G	570	269
3	1	560	237
3	2	1421	1119
Total		**2551**	**1625**
4	G	269	248
4	1	269	248
Total		**538**	**495**
5	BM	1442	1098
5	G	1539	1152
5	Mezz	592	248
5	1	1464	1141
5	2	1012	764
Total		**6049**	**4402**
6	BM	1216	1033
6	G	624	269
6	1	603	377
6	2	495	205
Total		**1916**	**1227**
Grand total		**15888**	**10850**

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