

20 Farringdon Road
Farringdon, London, EC1M 3HE



OFFICE TO LET | 6,241 - 25,846 sq ft



Location

This prominent corner building is situated directly opposite Farringdon Station (mainline, underground, cross rail and Thames link)

Floor Areas


Floor	sq ft	sq m	
Ground suite 1	6,470	601	
Ground suite 2	6,241	580	
Ground suite 3	11,771	1,094	
Lobby	1,364	127	
TOTAL (approx.)	25,846	2,402	

*Measurement in terms of NIA

Description

The main reception has been refurbished with a new secondary reception on Farringdon Road. The ground floor can be taken as a whole or split from c.6,000 sq ft. The space is fitted with a mixture of meeting rooms, large open office areas and large kitchen.

Ray Walker, Partner

 020 7025 1399

Rebecca Saxon, Associate Partner

 020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract April 2018

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Terms

Tenure:	Leasehold
Lease:	A new sublease(s) to December 2021
Rent:	£36.50 psf pax
Rates:	Estimated at £19.00 psf pa (2018/2019)
Service Charge:	Approximately £12.00 psf pa
EPC Rating:	TBC

Amenities

- Fitted and cabled
- 2x Manned reception(s)
- Air conditioned
- Fully accessible raised floor
- 24 hour access
- Large kitchen / break out

Ray Walker, Partner

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