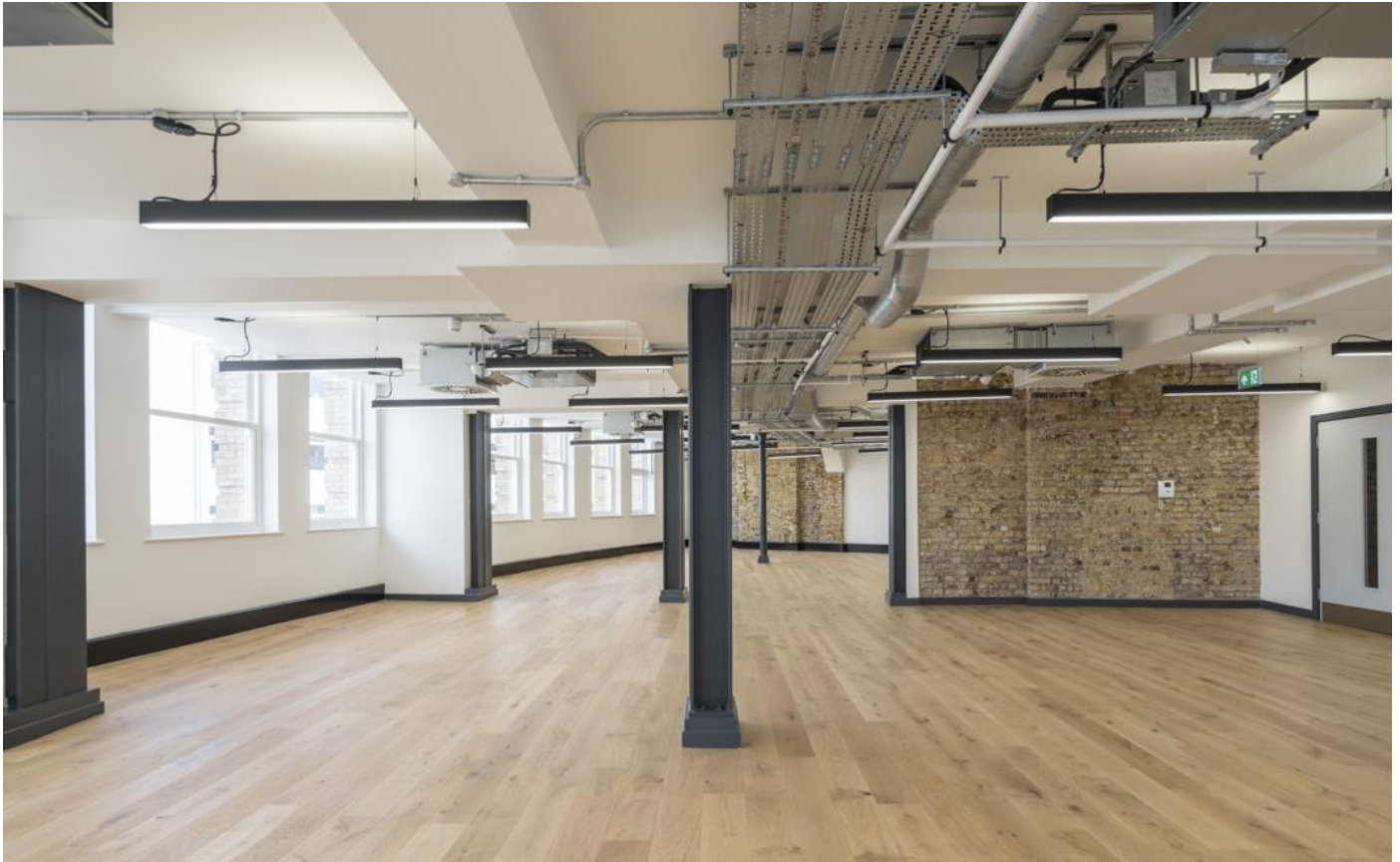


WAREHOUSE STYLE 1st FLOOR OFFICE TO LET | 2,499 sq ft



Location

This exceptional former Victorian warehouse building is situated in the City Fringe, within close proximity to both Midtown and the City Core.

The building is located only a short walk from Old Street Underground (Northern line), Barbican Underground (Circle, Hammersmith & City and Metropolitan lines) and Farringdon Over / Underground (Circle, Hammersmith & City, Metropolitan line and Thameslink) stations.

Description

The building has undergone an extensive refurbishment to provide a new contemporary reception, new VRF air-conditioning, galvanised perimeter trunking, modern LED strip lighting and an abundance of natural light – all complimenting the original warehouse features.

Floors can be provided fully fitted, subject to deal terms.

Floor Areas


Floor	sq ft	sq m	
1 st Floor	2,499	232	£69.50 psf
TOTAL (approx.)	2,499	232	

*Measurement in terms of NIA


Farringdon

Historically a centre for engineering and the meat market, the area is flooded with characteristic warehouses converted to provide desirable offices to the media and technology sectors making the area a Tech City hub that boasts the highest number of architects and creative businesses per square mile in the world. With Crossrail due to open at Farringdon station in 2022, Farringdon is set to benefit from increased connectivity and demand for office space.

Jason Hanley, Partner

 020 7025 1391

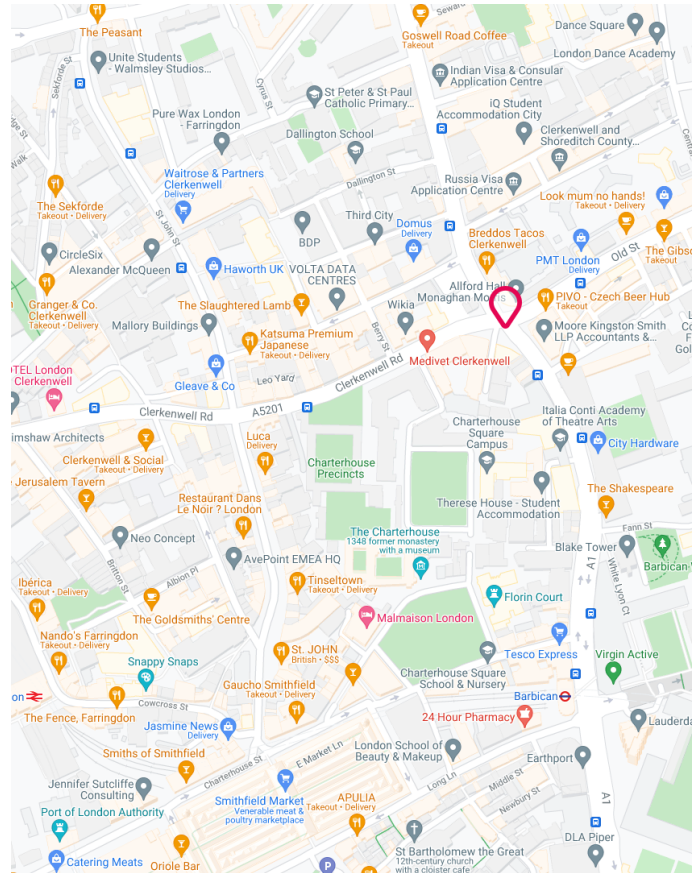
Olivia Stapleton, Agency Surveyor

 020 7025 8940

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 November 2021

1st FLOOR OFFICE TO LET | 2,499 sq ft



Terms

Tenure:	Leasehold
Lease:	New FRI lease available direct from the Landlord
Rent:	£69.50 psf
Rates:	Estimated at £20.00 psf (2021/22)
Service Charge:	Approximately £6.70 psf

Amenities

- Comprehensively refurbished
- New contemporary reception
- Original warehouse features
- Excellent natural light
- VRF air-conditioning
- Perimeter trunking
- Modern LED lighting
- Showers / bike storage
- Passenger lift
- Fully fitted option available

Jason Hanley, Partner

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Subject to Contract November 2021