

STUNNING TRIPLEX SELF-CONTAINED OFFICE TO LET | 2,116 sq ft



Location

The building is located in the heart of Farringdon, just north of Clerkenwell Road. Leather Lane Market is local and offers an eclectic mix of street foods, as do many other vogue hotspots and highlights of Clerkenwell and Bloomsbury.

Chancery Lane underground station (Central Line) and Farringdon station (Crossrail, Hammersmith and City, Circle, Metropolitan lines and Thameslink) are within a very short walk of the building. Or one can cycle or walk to the West End in 10-20 minutes.


Description

This stunning self-contained 2,116 sq ft studio/office is split over the lower ground, ground & mezzanine levels.

The office benefits from a superb fit out with modern LED lighting, seagrass carpets, glass partitioned board room and executive office, and a large break out space on the lower ground floor with kitchen and presentation area with drop down projector screen.

There is also air conditioning, fully accessible raised floors, demised private WCs and shower within the office.

Jason Hanley, Partner

 020 7025 1391 / 07904630154

Floor Areas


Floor	sq ft	sq m
Upper Ground	851	79
Ground	713	66
Lower Ground	552	51
TOTAL (approx.)	2,116	196

*Measurement in terms of *NIA

Farringdon

Historically a centre for engineering and the meat market, the area is now charming and thriving 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 now open at Farringdon station, the area benefits from increased connectivity with a high demand for interesting office spaces.

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.

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Terms

Tenure:	Leasehold
Lease:	An assignment of the existing 5 year lease from 8 th November 2021 to 8 th November 2026 with a tenant only break option on 8 th November 2024. Therefore for a 2 or 4 year term.
Rent:	Year 1-3 £97,007 pax. (£45.85 psf) Year 4-5 £95,302 pax. (£45.04 psf)
Rates:	Estimated at £15.97 psf (2022/23)
Service Charge:	Approx. £9.20 psf

Amenities

- Fully self-contained unit with direct access from street level
- Superb existing tenants fit out
- Fully fitted exhibition Kitchen & white goods
- Air conditioning
- Modern suspended lighting
- Fully accessible raised floors
- WC's and shower
- Excellent location
- Two meeting rooms

Jason Hanley

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