

Compton

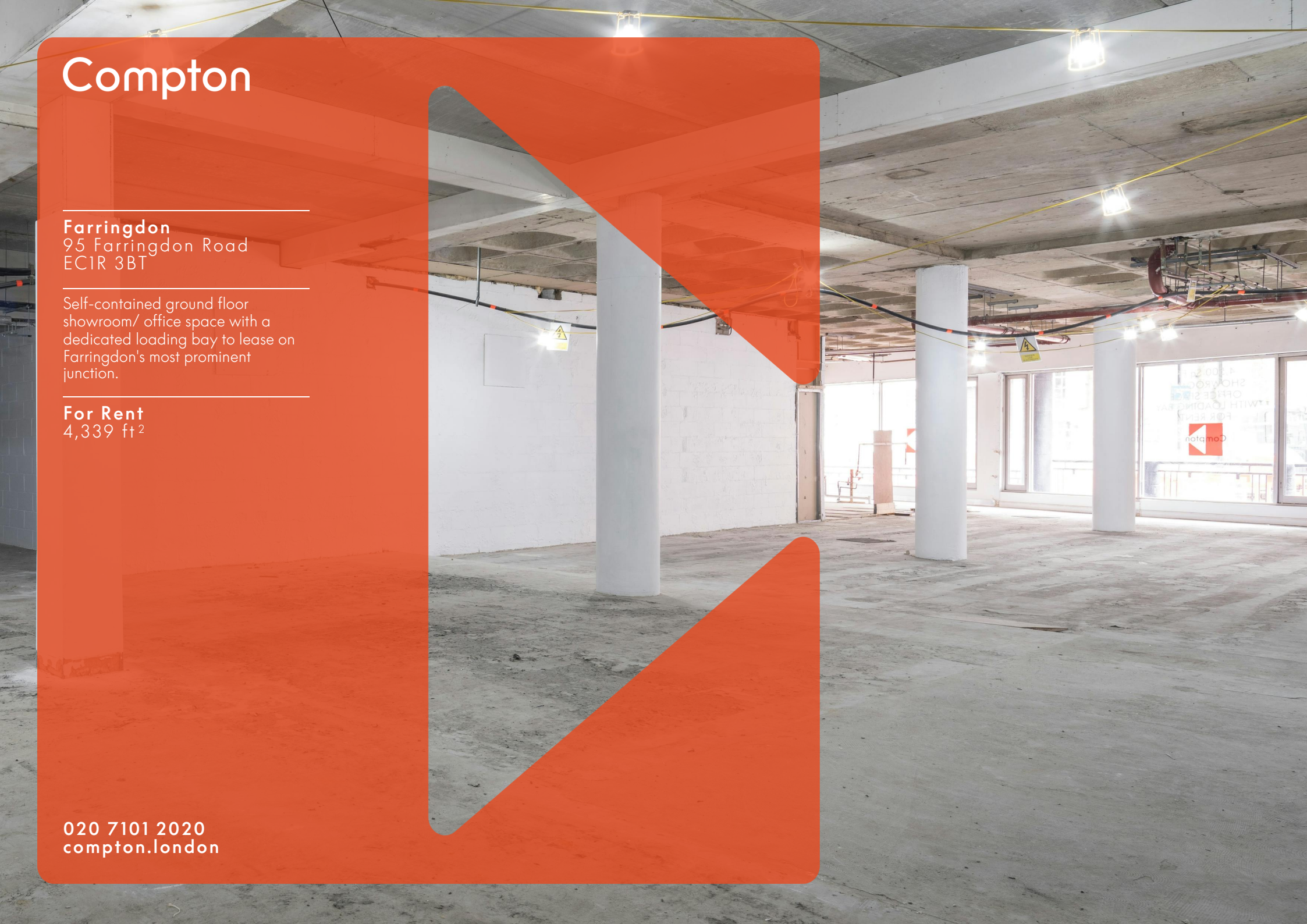
Farringdon

95 Farringdon Road
EC1R 3BT

Self-contained ground floor
showroom/ office space with a
dedicated loading bay to lease on
Farringdon's most prominent
junction.

For Rent
4,339 ft²

020 7101 2020
compton.london



Compton

Farringdon

95 Farringdon Road
EC1R 3BT

Self-contained ground floor
showroom/ office space with a
dedicated loading bay to lease on
Farringdon's most prominent
junction.

For Rent
4,339 ft²



Location

95 Farringdon Road occupies a prominent position near the junction of Clerkenwell and Farringdon Road located approximately 100 meters from the Farringdon Station which will hold an entrance direct into the new Elizabeth Line. Once operational, the Elizabeth line will connect Farringdon to Heathrow Airport, ensuring the area's continuing growth as a thriving commercial centre.

Within short walking distance is both Exmouth and Leather Lane Markets both buzzing with gastro pubs, bars, shops, restaurants and cafés.

Compton

Farringdon

95 Farringdon Road
EC1R 3BT

Self-contained ground floor
showroom/ office space with a
dedicated loading bay to lease on
Farringdon's most prominent
junction.

For Rent
4,339 ft²



Compton

Farringdon

95 Farringdon Road
EC1R 3BT

Self-contained ground floor
showroom/ office space with a
dedicated loading bay to lease on
Farringdon's most prominent
junction.

For Rent
4,339 ft²



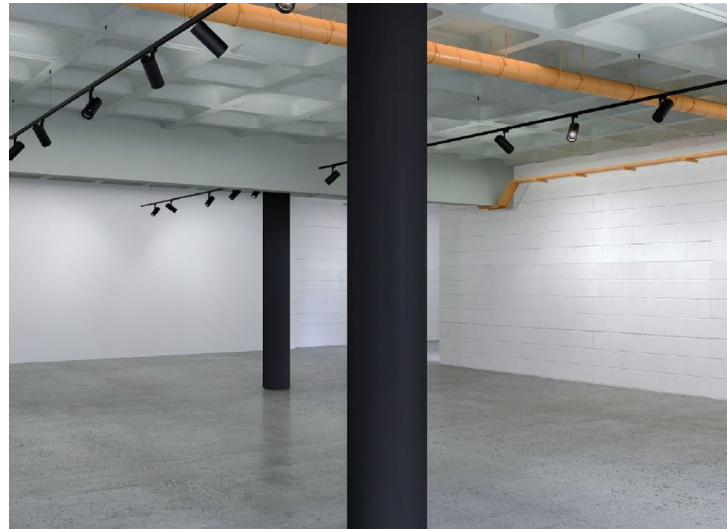
Compton

Farringdon

95 Farringdon Road
EC1R 3BT

Self-contained ground floor
showroom/ office space with a
dedicated loading bay to lease on
Farringdon's most prominent
junction.

For Rent
4,339 ft²



Compton

Farringdon

95 Farringdon Road
EC1R 3BT

Self-contained ground floor showroom/ office space with a dedicated loading bay to lease on Farringdon's most prominent junction.

For Rent

4,339 ft²

Amenities

- Self-contained unit
- Unit can be subdivided
- Benefits from street frontage on to Farringdon Road
- The space can be delivered in a shell & core or CAT A condition
- Generous floor to ceiling height
- Exposed columns
- The unit has direct access to to a dedicated loading bay
- Car parking available by way of separate negotiation
- Retail, showroom or office use

Description

This self-contained unit benefits from street frontage to Farringdon Road and is a short walk from the fantastic transport links on offer at Farringdon Station making it ideal for showroom, retail or office occupiers.

The unit is currently in shell and core condition but can also be delivered in CAT A condition, subject to terms. The space benefits from a dedicated loading bay.

Compton

Farringdon

95 Farringdon Road
EC1R 3BT

Self-contained ground floor showroom/ office space with a dedicated loading bay to lease on Farringdon's most prominent junction.

For Rent

4,339 ft²

Content

Watch the film



View on Website



Specifications

This property is being offered in shell & core condition but can be delivered in a CAT A condition.

Terms

New full repairing and insuring lease available for a term by arrangement direct from the landlord.

VAT

The property is elected for VAT

Local Authority

The London Borough of Islington

Compton

Farringdon

95 Farringdon Road
EC1R 3BT

Self-contained ground floor showroom/ office space with a dedicated loading bay to lease on Farringdon's most prominent junction.

For Rent
4,339 ft²

Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
Ground - Self-contained	4,339	£45	£12.50	£2.50	£60	£21,695	£260,340	Available

Compton

Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Sarah Hill
sh@compton.london
07936 338 774

Elliott Stern
es@compton.london
07834 918700

Robyn Vaughan
rv@compton.london
07840 838 359

