Farringdon 16 Laystall Street EC1R 4PF

Architecturally designed fully fitted office space set within a former warehouse

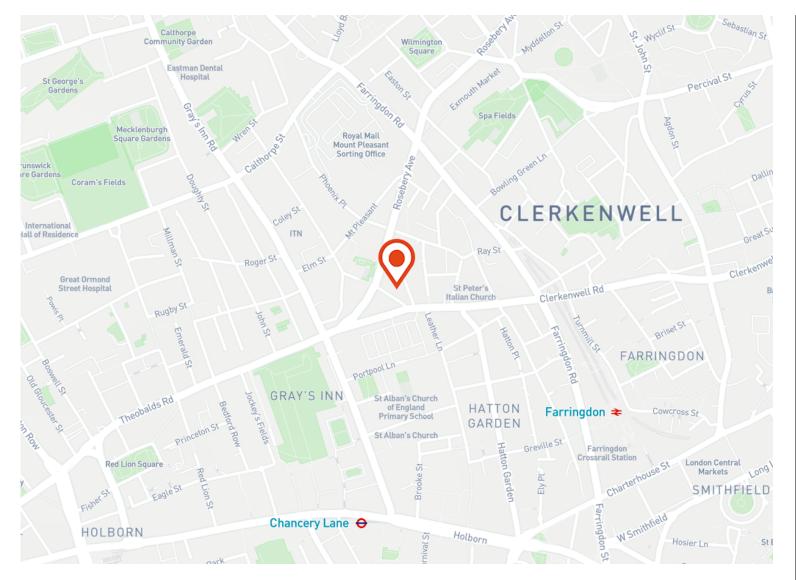
For Rent 4,384 ft²

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Location

Positioned in an area which has an historically rich association with design, innovation and ground breaking architecture, 16 Laystall Street offers a dynamic, sophisticated space, befitting of businesses who exist to shape the future. Situated metres away from the hustle and bustle of Leather Lane market, a short walk away from the Exmouth market and Farringdon Crossrail Station, 16 Laystall Street is perfectly positioned to take advantage of all that Clerkenwell has to offer.

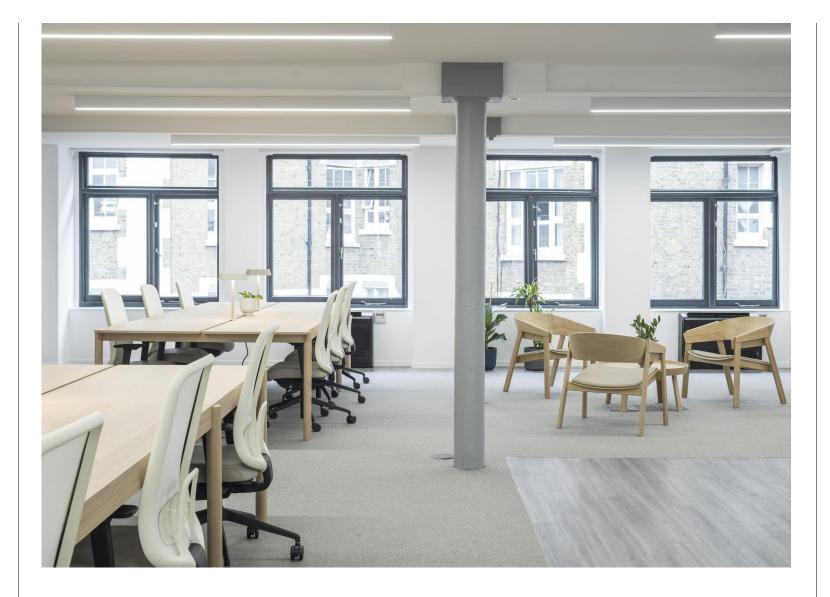
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Amenities

- Newly refurbished
- **–** 36 Workstations
- **-** 3x meeting rooms
- Ample breakout and collaboration areas
- **–** Fibre ready
- Air conditioning
- Modern LED Lighting
- **-** Wood flooring
- Self-contained WC's / Shower
- Secure bike storage
- Passenger lift
- Short walk from Leather Lane and Exmouth Market

Description

A former warehouse offering a total 18,612 sq ft of commercial office space arranged over 5 floors. The refurbished 16 Laystall Street pays gentle respect to the design ethos of regency Clerkenwell, whilst offering everything you would come to expect from a modern, cutting-edge office space.

The final remaining floor is being offered in a fully fitted and furnished condition, ready for immediate occupation.

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Content

Watch the film

Via sole agents only

Viewings

Watch the film

View on Website

Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

Tenure

Leasehold

VAT

The property is elected for VAT

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Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd	4,384	£69.50	£23.50	£9.84	£37,570.88	£450,850.56	Available

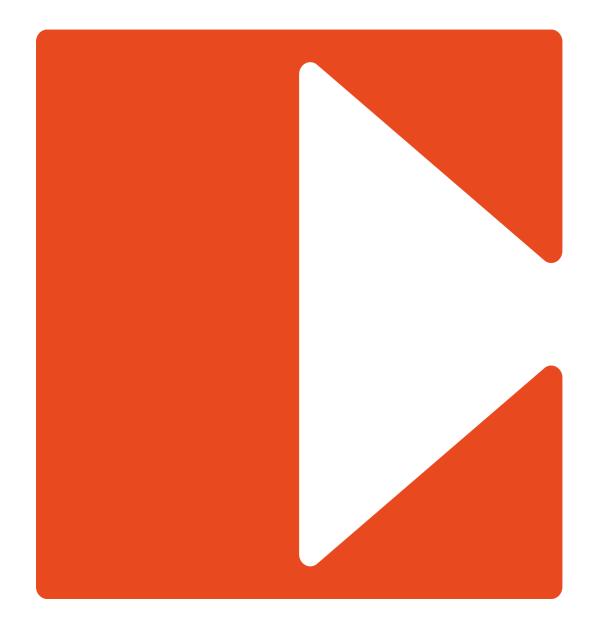
Contact Us

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

Josh Perlmutter
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07814 699 096

Sarah Hill sh@compton.london 07936 338 774

Shaun Simons ss@compton.london 07788 423131



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