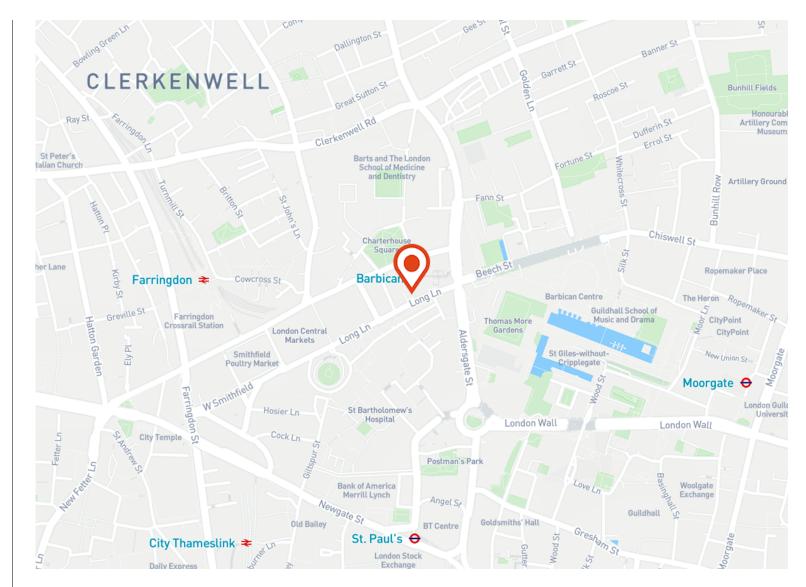


**Farringdon** CAP House 9-12 Long Lane EC1A 9HA

Fully-fitted office floors available on flexible lease terms

For Rent 3,110 ft<sup>2</sup>



#### Location

With an extensive range of amenities, this ever-evolving area of London has earned its reputation as a top destination for food and drink. Whether you are in the mood for brunch, an after work drink or looking to sample the weekday delights of the historic Smithfield market.

A world-class culture hub, not only famous for the iconic Barbican Centre which comprises a gallery, theatre and cinema but also its lively lunch spots and cocktail bars. The addition of nearby wellness options and trendy cafés ensures that you have everything you need right on your doorstep.

Farringdon CAP House 9-12 Long Lane EC1A 9HA

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**Farringdon** CAP House 9-12 Long Lane EC1A 9HA

Fully-fitted office floors available on flexible lease terms

**For Rent** 3,110 ft<sup>2</sup>

#### Amenities

- Floors benefit from a full fit out
- Meeting rooms and kitchenette in-situ
- Car parking available by separate arrangement
- Demised WC facilities
- Shower & cycle facilities
- 24-hour access

#### Description

Fully-fitted office floors available for rent on flexible lease terms only moments from the Barbican entrance to the Elizabeth Line.

**Farringdon** CAP House 9-12 Long Lane EC1A 9HA

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**For Rent** 3,110 ft<sup>2</sup>

Content

Watch the film

View on Website

 $\square$ 

#### Landlord

GMS Estates

Tenure

Leasehold

#### Lease Term

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

#### VAT

The property is elected for VAT

#### Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

#### Local Authority

City of London Corporation

Farringdon CAP House 9-12 Long Lane EC1A 9HA

Fully-fitted office floors available on flexible lease terms

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
4th - Fully- fitted	3,110	£29.50	£18.06	£7.12	£14,171.23	£170,054.80	Under Offe
3rd - Fully- fitted		£29.50		£7.12	£14,171.23	£170,054.80	

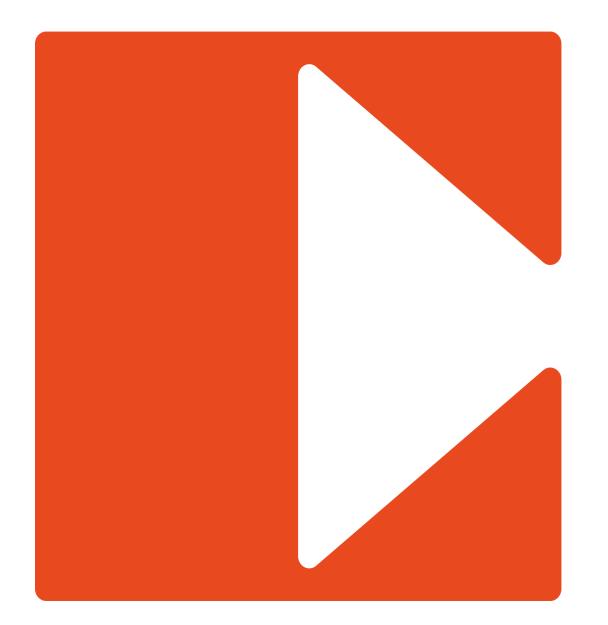
### Contact Us

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

Joshua Miller jm@compton.london 07917 725 365

Andy Gilbert ag@compton.london 07833993714

Samantha-Jo Roberts sr@compton.london 07704343032



020 7101 2020 compton.london Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, ECIV 4JJ Generated on 20/11/2024