Farringdon 105-107 Farringdon Road ECIR 3BU

Refurbished fourth floor office space available for rent moments from Farringdon Station.

For Rent 1,035 ft<sup>2</sup>

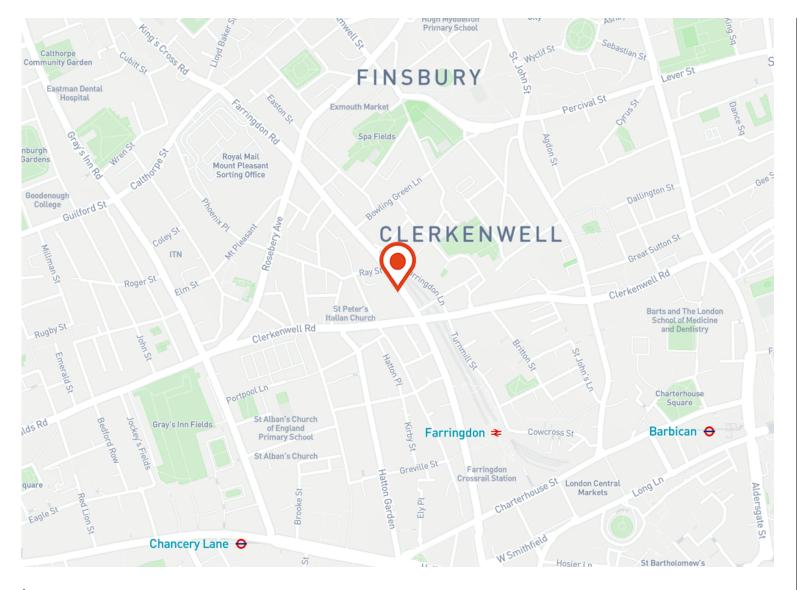
020 7101 2020 compton.london

#### Farringdon

105-107 Farringdon Road EC1R 3BU

Refurbished fourth floor office space available for rent moments from Farringdon Station.

### For Rent 1,035 ft<sup>2</sup>



#### Location

105-107 Farringdon Road is located on the prominent junction of Clerkenwell and Farringdon Road, and is within minutes from Farringdon Station which consists of the new Elizabeth Line as well as the existing Metropolitan, Circle, Hammersmith & City and Thameslink connections.

Both Leather Lane and Exmouth Food Markets are within a short walk from the property offering a variety of food delicacies from around the world and hosts a daily street food market. The immediate surrounds are also home to a variety of interesting and exciting restaurants, cafes, bars and shops.

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# **For Rent** 1,035 ft<sup>2</sup>



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#### **Amenities**

- **–** Fantastic natural daylight
- **-** Kitchenette
- Demised WC
- Passenger Lift
- Air Conditioning
- Moments from Farringdon Station

#### **Description**

The 4th floor has been refurbished to CAT A+ condition. The floor benefit from wooden flooring to provide characterful office floors.

This period building is configured over lower ground to 5th floors and benefits from a passenger lift. Being located on the 4th floor provides ample natural light.

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#### Content

Watch the film



View on Website



#### Viewings

Strictly via Compton or our joint agents, John Arkwright & Co.

#### **Terms**

New Full Repairing and Insuring Lease directly from the Landlord.

#### **Business Rates**

Interested parties are advised to make their own enquiries directly with the Local Authorities.

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### Floor Areas & Outgoings

The accommodation comprises of the following:

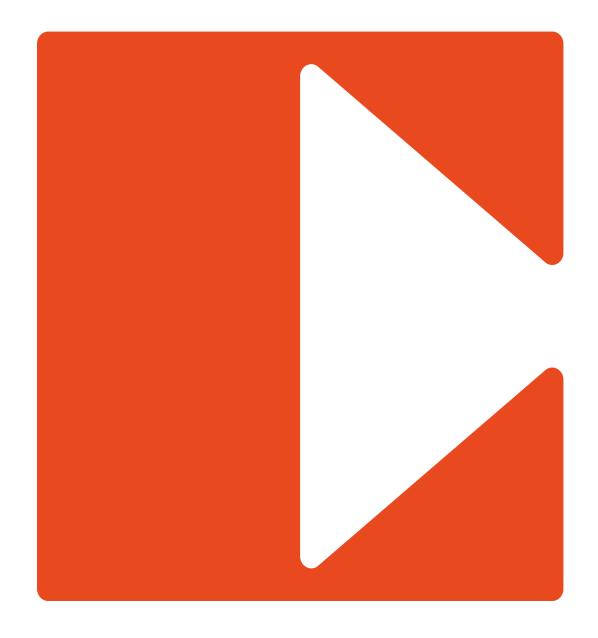
| Name                   | sq ft | Rent (sq ft) | Rates Payable<br>(sq ft) | Service Charge<br>(sq ft) | Total month | Total year | Availability |
|------------------------|-------|--------------|--------------------------|---------------------------|-------------|------------|--------------|
| 4th - Fully-<br>Fitted | 1,035 | £52.50       | £15.67                   | £7.76                     | £6,548.96   | £78,587.55 | Available    |

#### Contact Us

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

Andy Gilbert ag@compton.london 07833993714

Sarah Hill sh@compton.london 07936 338 774



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