

# Compton

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## Farringdon

15 Long Lane  
EC1A 9PN

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A mixture of partially fitted and newly refurbished fully fitted office space available!

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## For Rent

1,857 to 5,577 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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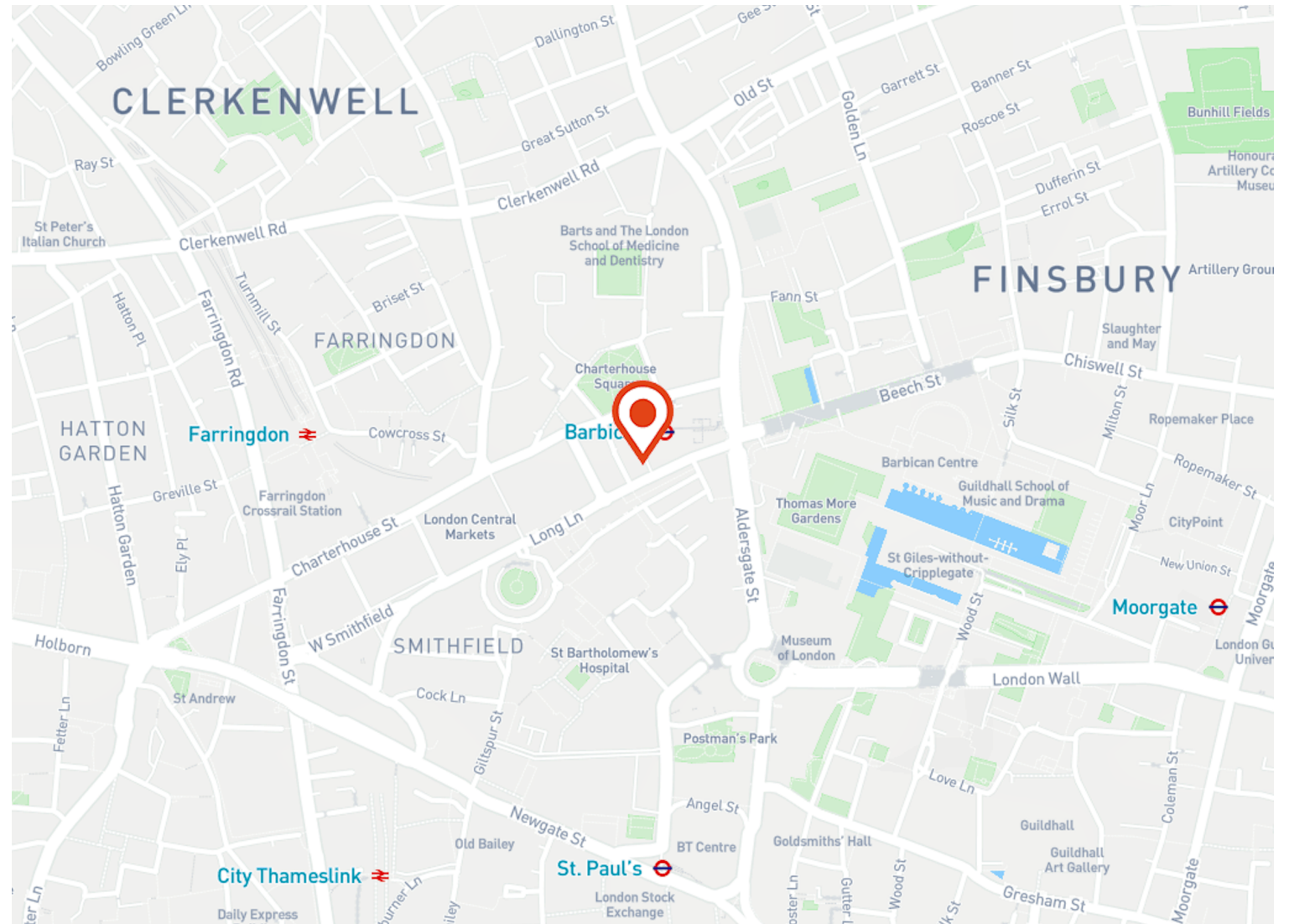
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## Location

15 Long Lane is a strategically located commercial property in the heart of EC1, offering a dynamic business environment surrounded by a wealth of local amenities and excellent transport links. Situated in the vibrant and bustling neighborhood, this property enjoys proximity to a diverse range of amenities. Within walking distance, you'll find an array of restaurants, cafes, and eateries, catering to various tastes and preferences. Whether you're looking for a quick lunch spot or a place to host business meetings, the local scene has something to offer for everyone.

The property benefits from excellent connectivity with several major train stations in close proximity such as Farringdon & Barbican Stations and most notably Farringdon Crossrail entrance being within 10 steps of the building's front door.

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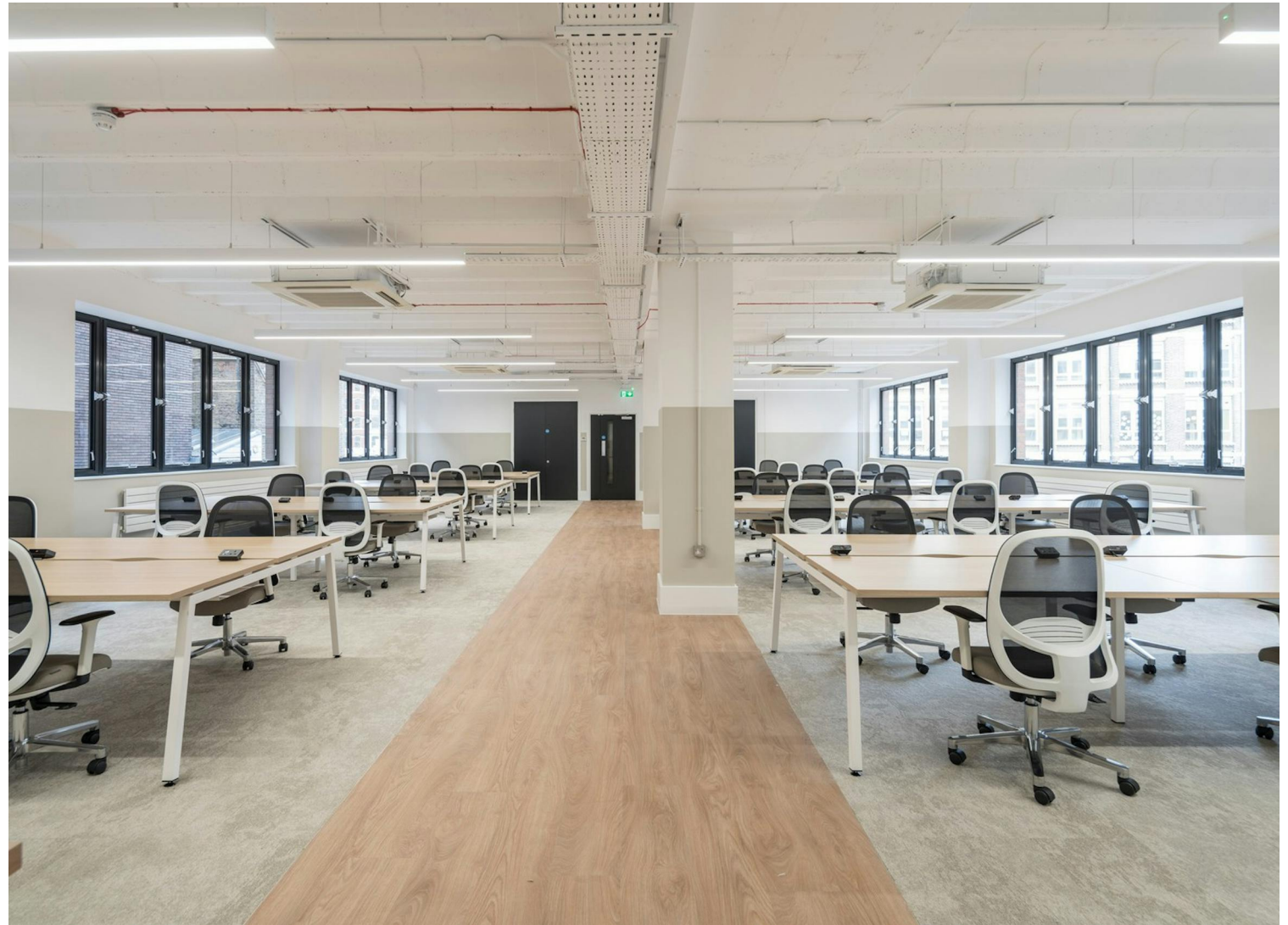
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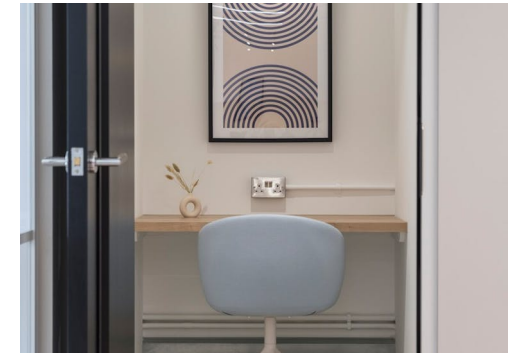
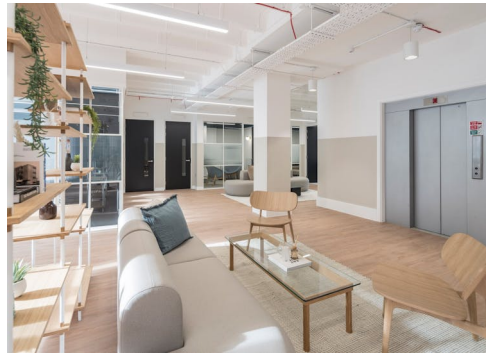
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## Amenities

- Newly refurbished reception
- Newly refurbished and fully fitted 1st floor
- Partially fitted and redecorated 2nd & 3rd floors
- Excellent natural light
- Contemporary light fittings throughout
- Lift
- DDA compliant
- Newly refurbished shower facilities
- Secure bike storage
- 24/7 access

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## Description

The available spaces at 15 Long Lane provide flexible workspace with excellent natural light and best in class finishes. The 1st floor is being offered in a fully fitted and furnished condition including meeting rooms, workstations, collaboration zones and a large kitchen area with dining seating. The part 2nd and 3rd floors are being offered in partially fitted condition with meeting rooms and kitchenettes with Tenant's having the flexibility of installing their own furniture.

The bright reception has recently been comprehensively refurbished with contemporary finishes throughout. The end of trip facilities have also undergone a full refurbishment to provide new shower facilities and there is secure bike storage in the car park.

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## Content

Watch the film



View on Website



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## Terms

New Lease(s) available directly from the Landlord on terms to be agreed.

## Viewings

Via Sole Agents Only.

## VAT

The building is elected for VAT.

## Legal Costs

Each party to bear their own legal costs in any transaction at the building.

## Local Authority

The City of London Corporation.



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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
2nd - Rear	1,857	£49.50	£15.58	£11.67	£76.75	£11,877.06	£142,524.75	Available
1st	3,720	£65	£16.58	£12.07	£93.65	£29,031.50	£348,378	Available

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## Contact Us

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

Andy Gilbert  
[ag@compton.london](mailto:ag@compton.london)  
07833993714

Josh Perlmutter  
[jp@compton.london](mailto:jp@compton.london)  
07814 699 096

