

# Compton



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## Clerkenwell

109-111 Farringdon Road  
EC1R 3BW

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Self contained G & LG floor office /  
showroom for rent in a Grade II  
Listed Victorian warehouse  
conversion moments from  
Farringdon station

---

**For Rent**  
8,987 ft<sup>2</sup>

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## Location

109-111 Farringdon Road is prominently located near the junction of Clerkenwell and Farringdon Road, just 150 meters from Farringdon Station. This strategic position is significantly enhanced by the station's direct access to the Elizabeth Line, making it a nexus of connectivity across London and beyond. Farringdon Station serves as an interchange for the Elizabeth Line, Circle, Hammersmith & City, and Metropolitan lines, along with National Rail services, providing unparalleled access to a wide array of destinations across the city and surrounding regions. This includes direct connections to major hubs such as Heathrow Airport, Reading, Ealing Broadway, Stratford, Canary Wharf, Woolwich, and Shenfield. The station itself has been the subject of major upgrades, notably to accommodate the Elizabeth Line, enhancing capacity and accessibility???

The local vicinity is dotted with a variety of bars, restaurants, cafes, and leisure options that cater to the diverse tastes of London's Clerkenwell district.

For dining and socialising, notable mentions include The Piano Works Farringdon and Ninth Ward, both within a short walking distance, offering unique atmospheres for evening outings and casual meetings??. Additionally, the area's historical significance and architectural charm are highlighted by venues like the Old Sessions House and Sessions Arts Club, which blend cultural heritage with modern gastronomy and social spaces??.

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LG Floor



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## Clerkenwell

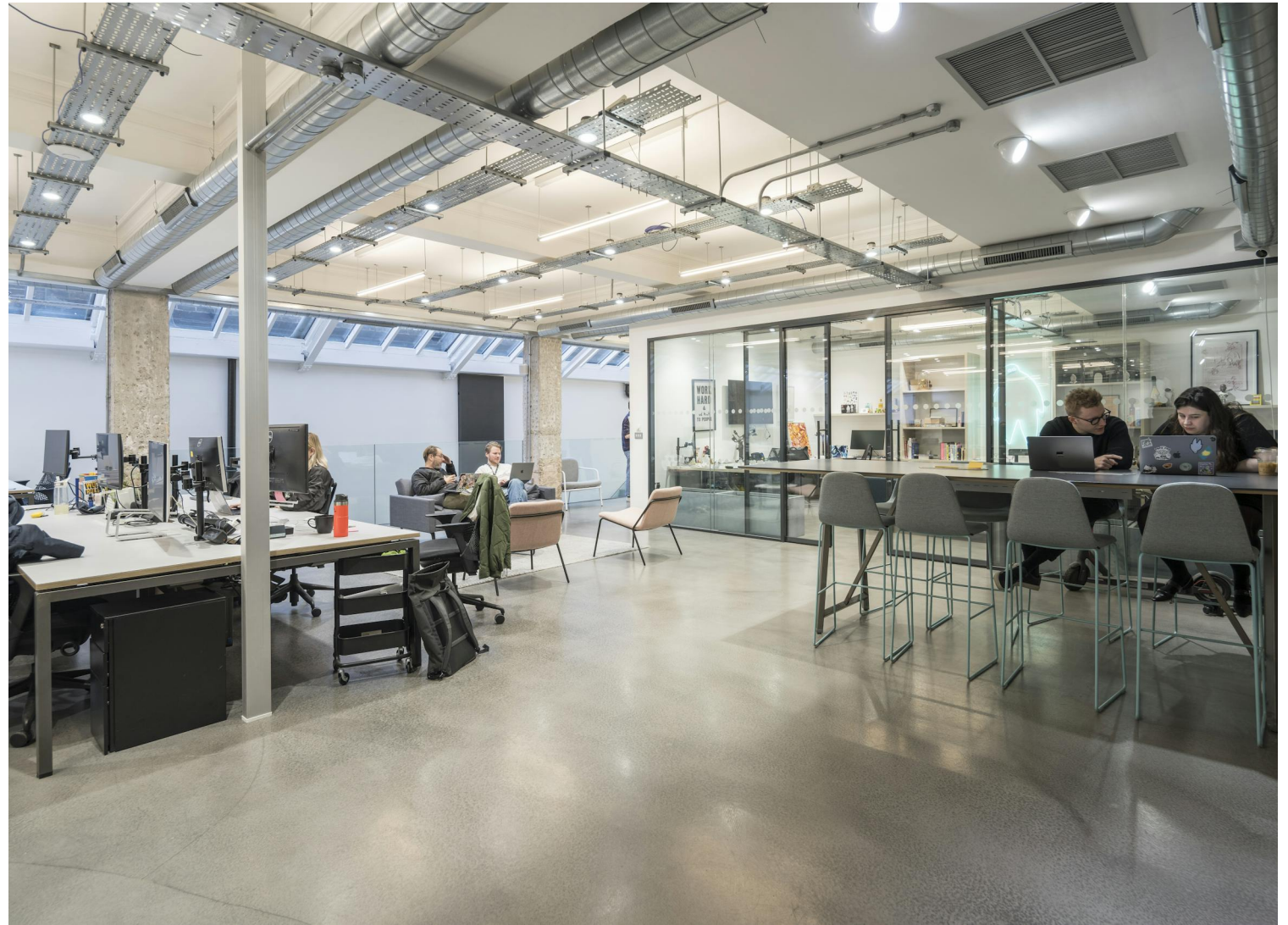
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Ground Floor

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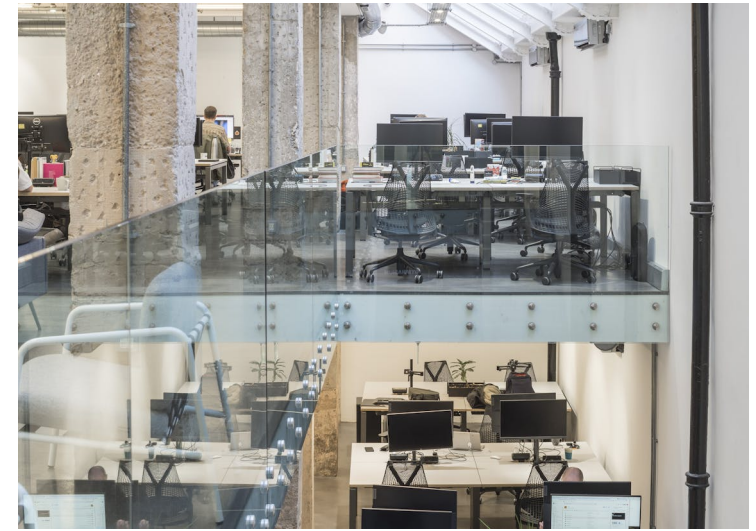
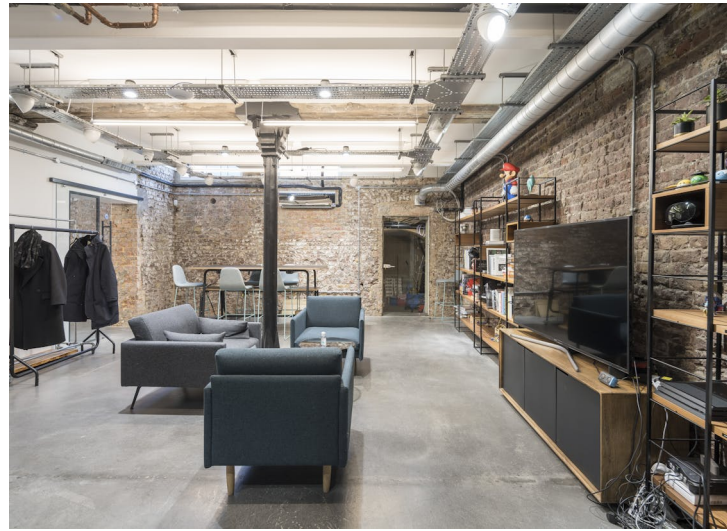
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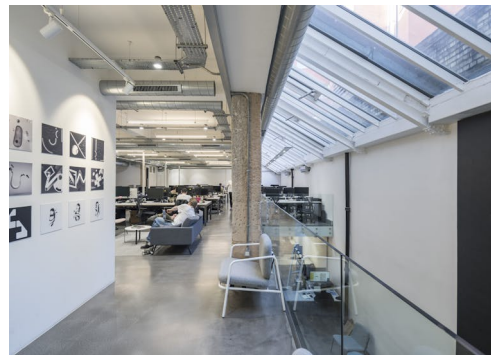
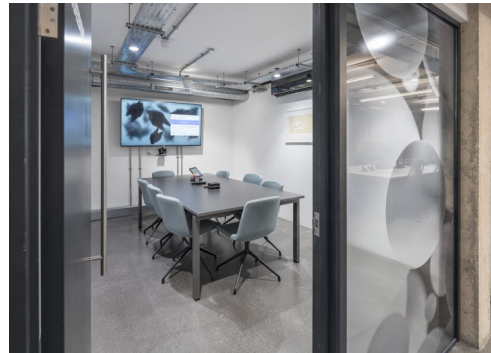
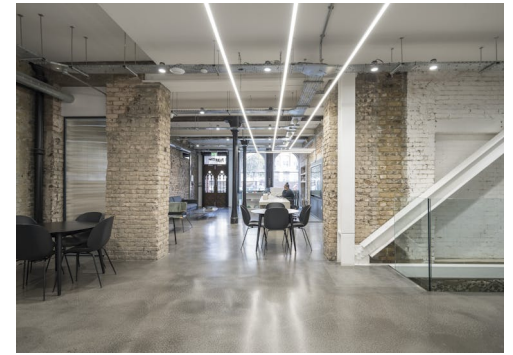
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## Amenities

- Grade II listed Victorian warehouse with original Victorian features
- Ground floor frontage and own front door on to Farringdon Road
- Self contained Ground & Lower Ground floor unit with interconnecting stairwell
- Skylight feature
- Modern suspended lighting
- Exposed brickwork
- Original cast iron and concrete columns
- Polished concrete flooring
- Air conditioning
- Self-contained WCs
- Fibre internet connectivity
- 24 hour access
- Short walk to Farringdon station

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## Description

The building at 109-111 Farringdon Road, a Grade II listed property, combines Venetian Gothic architecture with modern refurbishments. Originally constructed in the mid-19th century for printing purposes, it now features office spaces and workshops that blend industrial aesthetics with contemporary design. The property is distinguished by its red brickwork, pointed arch windows, and a Gothic-style façade???.

Notably, the G & LG floor duplex offers unique accommodation. It has its own entrance directly from Farringdon Road and boasts industrial warehouse features like exposed brickwork, cast iron columns, and polished concrete flooring. Enhanced by generous skylights and ample natural light, this duplex is particularly appealing to creative office occupiers and showroom operators. Clerkenwell's diverse sector presence makes this location even more attractive for such uses.

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## Content

Watch the film



View on Website



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## Terms

A new full repairing & insuring lease is available direct from the  
Landlord for a term by arrangement

## Tenure

Leasehold

## VAT

The property is elected for VAT and applicable on all outgoings

## Legal Costs

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

## Local Authority

The London Borough of Islington

## Listed status

Grade II Listed



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## Floor Areas & Outgoings

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The accommodation comprises of the following:

Name	Building Type	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground - Duplex	Office	3,881	£57.50	£17.39	£8.11	£26,843.58	£322,123	Available
Lower Ground - Duplex	Office	5,106	£57.50	£5.50	£8.11	£30,257.31	£363,087.66	Available
Total		8,987	£57.50	£11.45	£8.11	£57,100.89	£685,210.66	

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## Contact Us

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

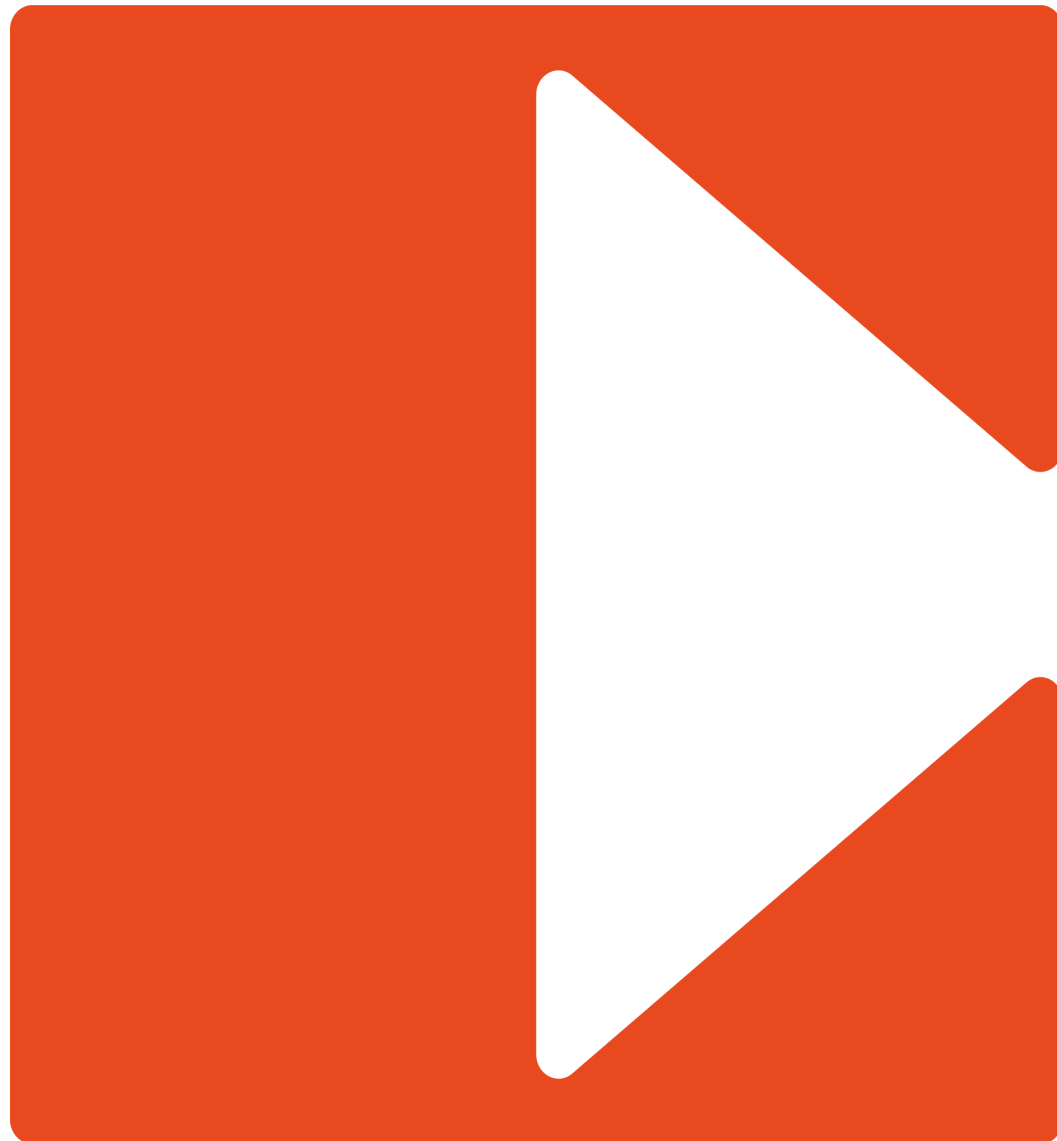
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Crossland Otter Hunt (Joint Agent)

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