Farringdon 2 Pear Tree Court EC1R ODS

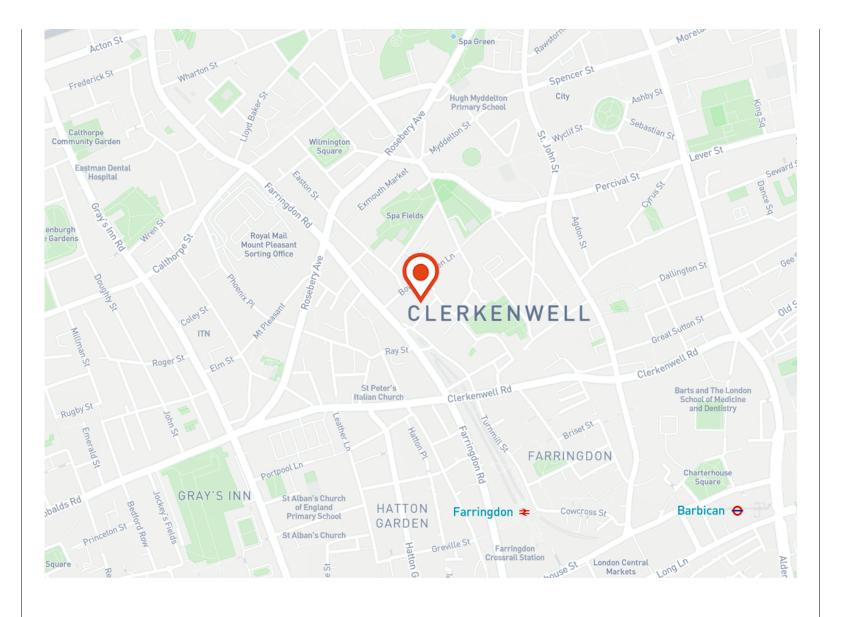
Victorian warehouse building in Farringdon available for rent

For Rent 1,761 to 14,172 ft ²

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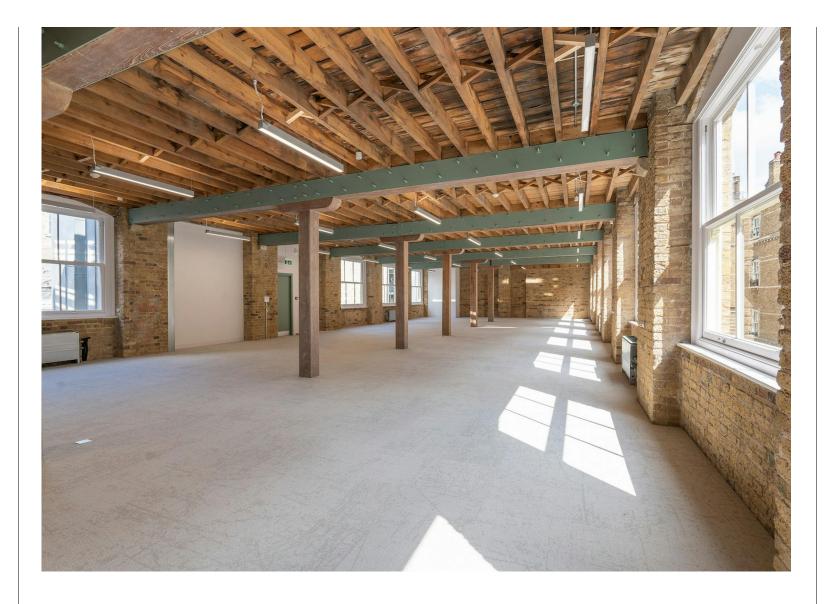
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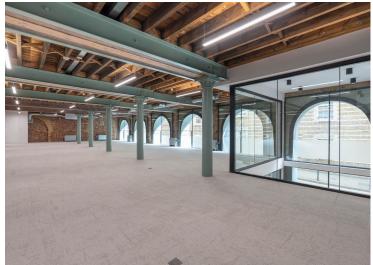
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Amenities

- Flexible floorplates flooded with natural light
- Original sash windows
- **–** Terraces on 2nd floor
- Exposed ceiling with Linear LED lighting
- Double Height Reception
- Floor-to-ceiling heights of 2.9m on typical floors
- 3 x showers
- **-** 17 bike racks and lockers
- **-** EPC A (20)

Description

Original warehouse with beautiful heritage elements, combined with modern functional twists, inspired by the past, made for the future.

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Content

View on Website



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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
4th - Mezzanine	1,067	£75	£21	£12.50	£9,647.46	£115,769.50	Available
4th	2,316	£75	£21	£12.50	£20,940.50	£251,286	Available
3rd	2,338	£75	£21	£12.50	£21,139.42	£253,673	Available
2nd	3,133	£75	£21	£12.50	£28,327.54	£339,930.50	Available
lst	3,102	£75	£21	£12.50	£28,047.25	£336,567	Available
Ground	1,761	£75	£21	£12.50	£15,922.38	£191,068.50	Available
Ground - Reception	455	£75	£21	£12.50	£4,113.96	£49,367.50	Available
Total	14,172	£75	£21	£12.50	£128,138.51	£1,537,662	·

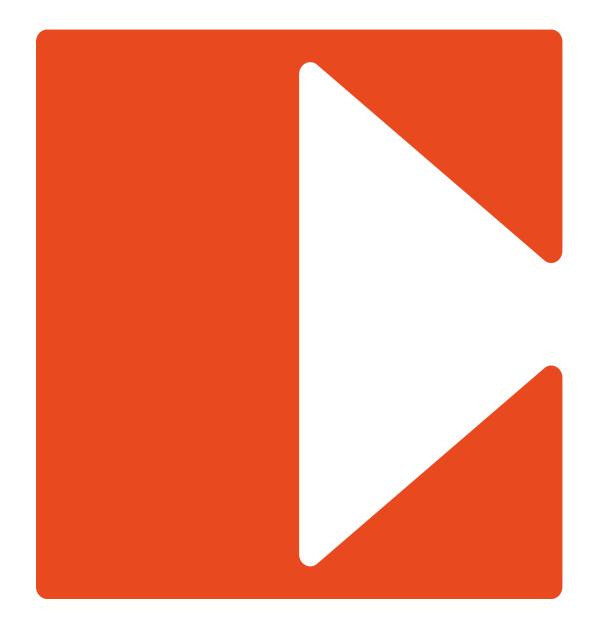
Contact Us

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

Joshua Miller jm@compton.london 07917 725 365

Shaun Simons ss@compton.london 07788 423131

Sonia Oberoi so@compton.london +44 (0) 7483 882 598



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