

# Compton

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## Farringdon

2 Pear Tree Court  
EC1R 0DS

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Victorian warehouse building in  
Farringdon available for rent

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## For Rent

1,761 to 14,172 ft<sup>2</sup>

020 7101 2020  
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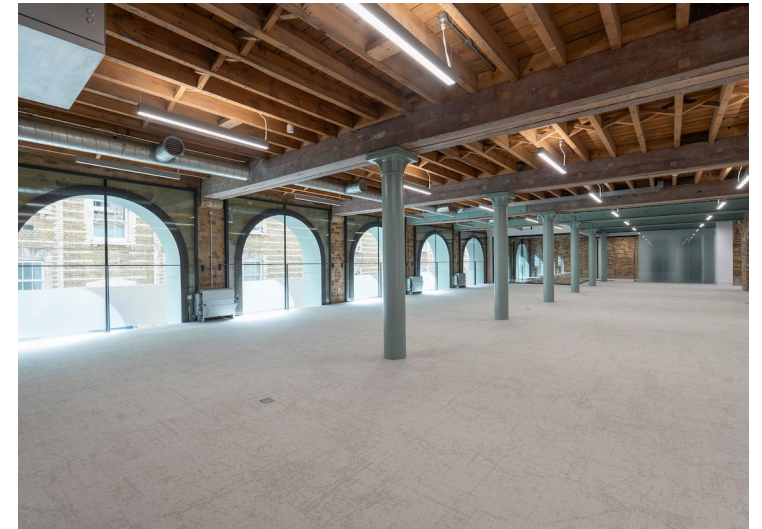
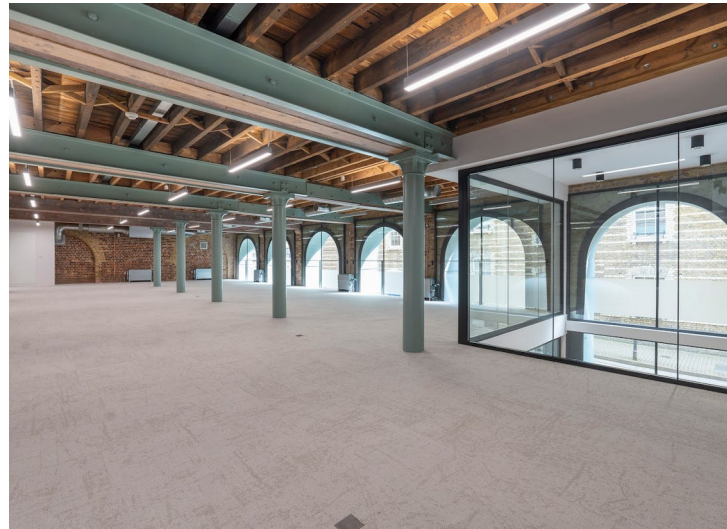
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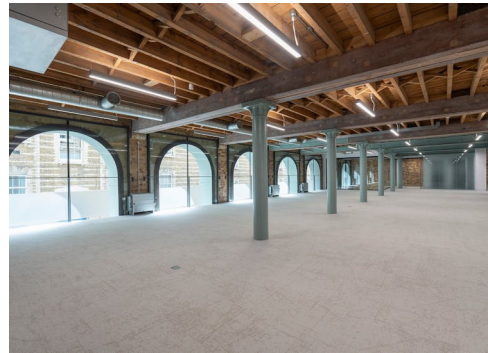
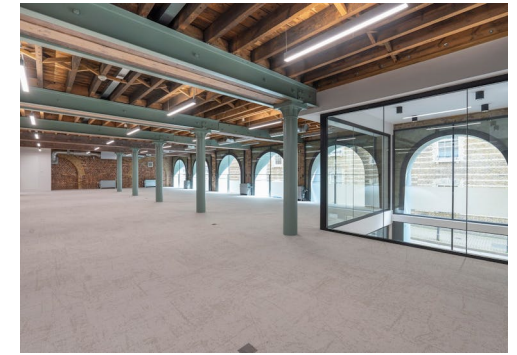
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## Amenities

- 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)

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## 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

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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 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
1st	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	

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## Contact Us

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

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