

Compton

Farringdon

2 Pear Tree Court
EC1R 0DS

Fully Fitted Space Within This
Characterful Victorian Warehouse
Building Available for Rent

For Rent

1,761 to 10,584 ft²

020 7101 2020
compton.london



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Location

The building is perfectly positioned to benefit from all that Farringdon and Clerkenwell has to offer. It is home to some of the brightest stars in the current food and drinks scene – as well as some old favourites. The immediate surrounding area leaves occupiers with the difficult task of deciding where to go next – whether it's coffee or fine dining, a new pop-up or a rooftop bar.

Farringdon Station, which is less than a 5 minute walk from 2 Pear Tree Court, offers a multitude of connections. It is one of four interchanges in London where National Rail links can be accessed via Thameslink and four London Underground services which converge here: Metropolitan, Circle, Hammersmith & City and the Elizabeth line.

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Amenities

- All floors offered fully fitted
- Can also be offered on a managed basis from £150-175 per sq ft
- Flexible floorplates flooded with natural light
- Original sash windows
- Exposed ceiling with Linear LED lighting
- Double Height Reception
- 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.

Clerkenwell is one of London's most exciting urban villages, and has become a fashionable residential location as well as a favoured destination for companies in the creative, technology, media and fashion industries.

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Content

View on Website



Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

VAT

The property is elected for VAT

Possession

Available

Legal Costs

Each party to bear their own legal costs in this transaction

Local Authority

London Borough of Islington

Farringdon

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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	£82.50	£21	£12.50	£10,314.33	£123,772	Available
4th	2,316	£82.50	£21	£12.50	£22,388	£268,656	Available
3rd	2,338	£82.50	£21	£12.50	£22,600.67	£271,208	Available
2nd	3,133	-	n/a	n/a	-	-	Under Offer
1st	3,102	£79.50	£21	£12.50	£29,210.50	£350,526	Available
Ground	1,761	£62.50	£21	£12.50	£14,088	£169,056	Available
Total	13,717	£77.90	£21	£12.50	£98,601.50	£1,183,218	

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Contact Us

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

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