Farringdon 2 Pear Tree Court EC1R ODS

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

For Rent 1,761 to 10,584 ft ²

020 7101 2020 compton.london



Farringdon 2 Pear Tree Court EC1R ODS

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

For Rent 1,761 to 10,584 ft²



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 popup 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.

Farringdon 2 Pear Tree Court ECIR ODS

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



Farringdon 2 Pear Tree Court EC1R ODS

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



Farringdon 2 Pear Tree Court ECIR ODS

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









Farringdon 2 Pear Tree Court ECIR ODS

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















Farringdon 2 Pear Tree Court FCIR ODS

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

For Rent 1,761 to 10,584 ft²

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.

Farringdon 2 Pear Tree Court EC1R ODS

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

For Rent 1,761 to 10,584 ft²

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 2 Pear Tree Court ECIR ODS

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

For Rent 1,761 to 10,584 ft²

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
lst	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	

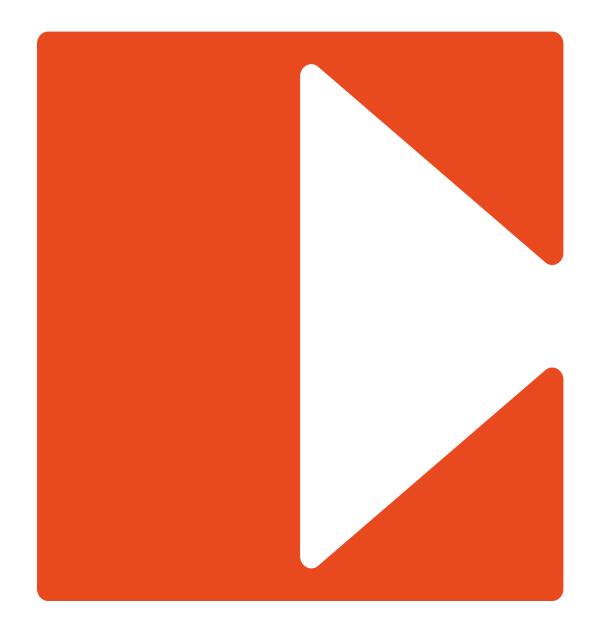
Contact Us

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



Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, ECIV 4JJ Generated on 21/11/2024