

**3rd Floor, 96  
FARRINGTON  
ROAD,  
EC1R 3EA**

**PERIOD ATTIC  
OFFICE IN  
CHARACTER  
BUILDING**

 **Price Taylor LLP**  
*Commercial*



## **PERIOD ATTIC OFFICE**

**B1 OFFICE USE**

**TO LET**

**270 SQ FT (25 SQ M) APPROX.**

**2024 SEPT**

**020 7354 7354**





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## 01

### LOCATION

The property is situated on the North side of Farringdon Road close to the vibrant Exmouth Market. Farringdon Station and Chancery Lane Station are within a 10 minute walk away, and Angel, Kings Cross & St Pancras International, are under a 15 minutes walk away, and there are numerous bus routes nearby.

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## 02

### DESCRIPTION

A third floor period attic office in a period building in Clerkenwell, benefiting from a full refurbishment, in recent years to include redecoration and new carpets.

Facilities in the building include male and female toilets, and kitchen. There is an intruder alarm system, and intercom door entry system, and 24Hr access. There are windows to both front and rear aspects with views towards the City skyline to the rear. The space benefits from double glazing to the rear windows, carpeted floors, and recessed ceiling spotlights, an independent heating/cooling system.

Other occupiers in the building include a firm of estate agents, building surveyors, osteopaths and psychotherapists.

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**03****ACCOMMODATION**

The property comprises the following approximate net internal area:

Third Floor	270 sq ft	25.0 sq m
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**04****TENURE**

Being offered with a new licence direct with the owner for a term of 12 months, or other term by agreement.

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**05****TERMS**

£11,960 inclusive of service charge to include the cost of lighting, and heating. Exclusive of business rates, Subject to licence. Pay no VAT.

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**06****BUSINESS RATES**

The Rateable Value is £6800. 100% rates relief may be available, subject to eligibility.

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**07****SERVICE CHARGE**

£600pa subject to licence.

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**08****FEE S**

Contribution of £500 towards landlord's set up costs. There is a non-refundable fee of £300 + VAT to take up references, whether or not references are accepted.





# GALLERY



3RD FLOOR, 96,  
FARRINGTON  
ROAD

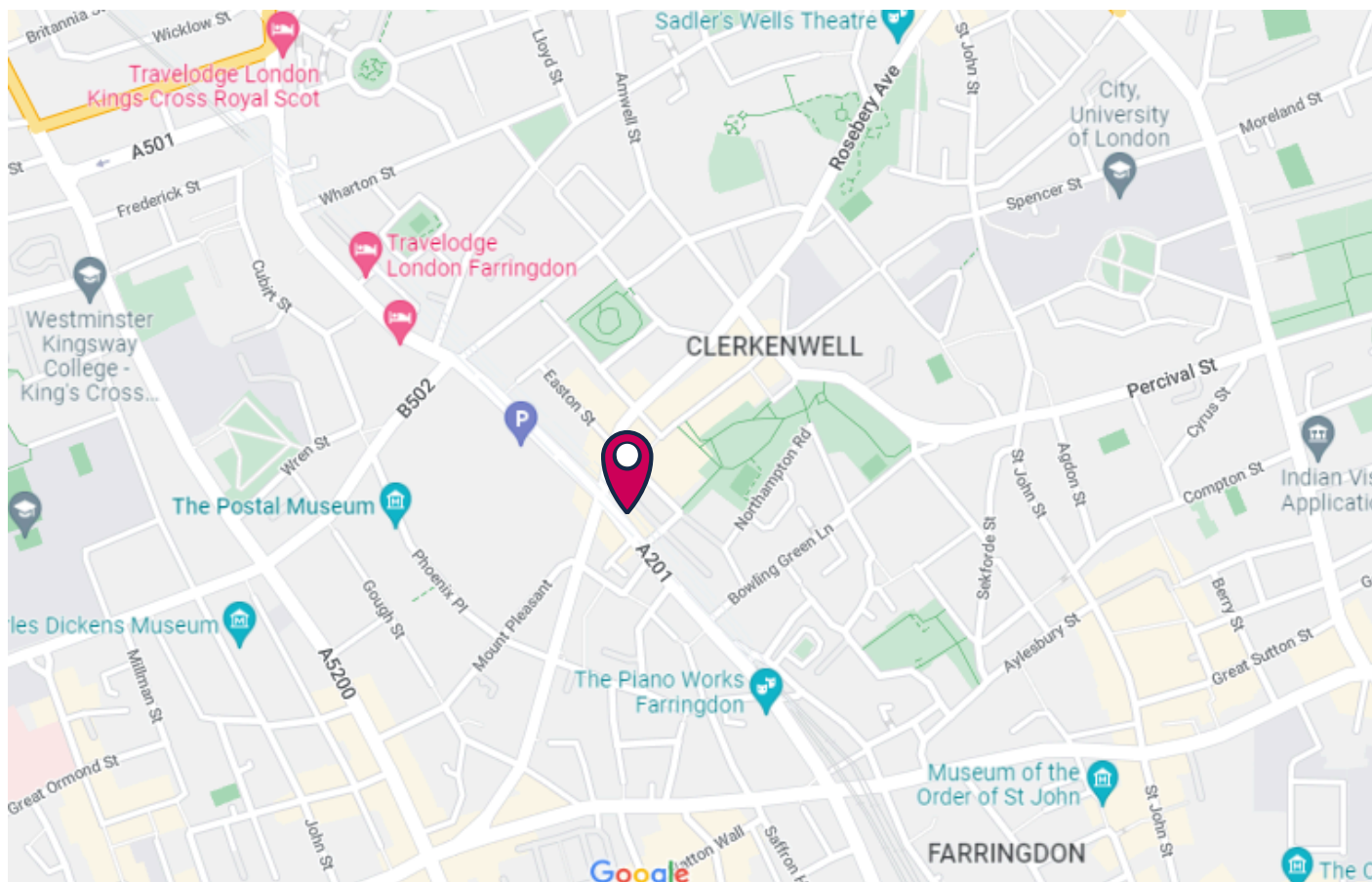


PRICE TAYLOR LLP  
COMMERCIAL



# LOCATION

3rd Floor, 96, FARRINGDON ROAD  
(LONDON)



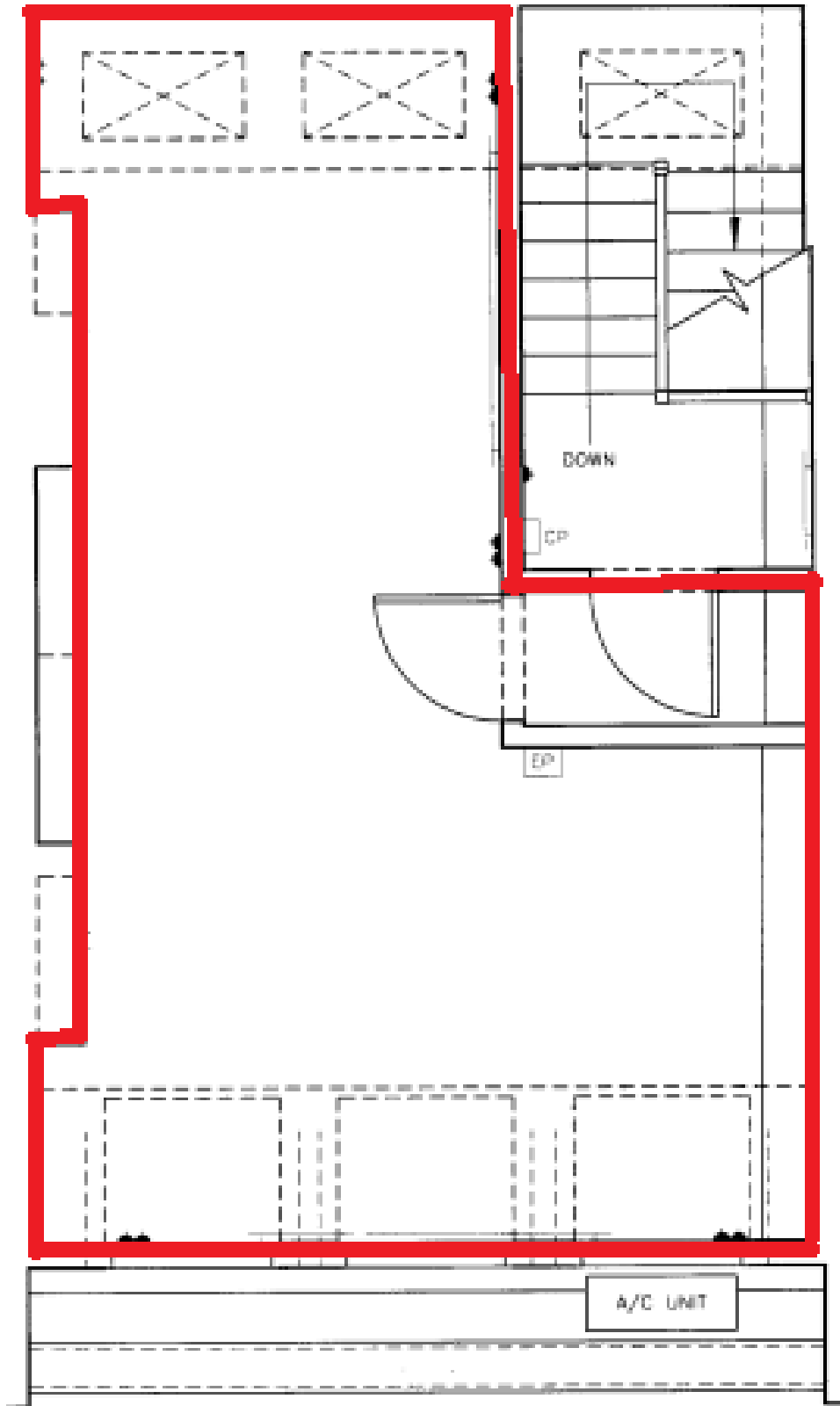
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**09**

ENERGY PERFORMANCE ASSET RATING

D.86.

**10**  
LAYOUT



NOT TO SCALE. FOR IDENTIFICATION ONLY

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**11**

VIRTUAL TOUR AVAILABLE UPON REQUEST

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**12**

VIEWINGS

Strictly by appointment through sole agents:

**Price Taylor LLP Commercial**

**+44 (0) 20 7354 7354**

**enquiries@pricetaylor.com**



Important Notice:

- 1 These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, or that any services, appliances, equipment or facilities are in good working order.
3. Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.
- 4 Value Added Tax – All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added Tax.
5. Price Taylor Commercial complies with the Anti Money Laundering Regulations and we take data protection seriously. Our Privacy Policy is available on [pricetaylor.com](https://www.pricetaylor.com)