



**STIRLING
ACKROYD**

TO LET

**28 Britton Street,
London, EC1M 5UE**

2,472 sq ft

**Self contained office
building full of original
character in the Heart of
Farringdon**



VIDEO TOUR

stirlingackroyd.com



Description

Arranged over lower ground to 3rd floors, the property offers a marriage of old and new with Victorian charm throughout including original wooden floors, exposed brickwork and sash windows with modern lighting and air conditioning in part. The property benefits from an abundance of light in each room via the sash windows or modern sky lights.

With smaller original character rooms to the front of the building overlooking Britton Street and larger open plan floors to the rear overlooking the green gardens to the rear.

28 Britton Street offers a homely feel almost making it feel like you are working from home!

Location

Located in the Heart of Farringdon, one of London's most vibrant and thought after neighborhoods and adjacent to the green space of St John's Gardens. The immediate surroundings are home to an exciting mix of occupiers and amenities, with a vast array of restaurants, cafés, bars and shops that line Cowcross Street and Clerkenwell Road to include Gail's Bakery, Black Sheep Coffee, Starbucks, Smiths of Smithfield, Gordon Ramsays Street Burger and St John.

Moments from Farringdon Station one of London's most well connected stations with Underground, Crossrail and Thameslink.

Key points

- Self contained Office Building
- Full of Character including original wooden floors
- Excellent Natural Light throughout
- Moments from Farringdon Station





Accommodation

Floor/Unit	sq ft	sq m	Availability
3rd	260	24.15	Available
2nd	266	24.71	Available
1st	616	57.23	Available
Ground	650	60.39	Available
Lower Ground	680	63.17	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£40 per sq ft
Rates	£13.03 per sq ft
Service Charge	On application
VAT	On application
EPC	D (93)

Viewing & Further Information



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