



Unit 5 Piano Works

117 Farringdon Road, EC1R 3BX

**Warehouse media style
office of 992 sq ft on
the third floor to let**

992 sq ft
(92.16 sq m)

- Sash windows providing excellent natural light
- Meeting room and kitchenette
- Exposed brickwork and timber joists
- 24 hour access

Unit 5 Piano Works, 117 Farringdon Road, London, EC1R 3BX

Description

The office is located on the third floor of a converted warehouse formerly used as a piano factory.

The office benefits from an array of original features including exposed wooden beams, exposed brickwork and steel columns. Furthermore, the office includes its own kitchenette and meeting room, and can be supplied with furniture and would be ideally suited to companies seeking flexible office space.

Location

The building is prominently positioned on the corner of Farringdon Road and Ray Street, close to the junction with Clerkenwell Road. Clerkenwell Green and Exmouth Market are a stone's throw away. The Green provides a delightful village style environment with a historic feel and Exmouth Market is home to many fantastic bars and restaurants, along with a fantastic selection of lunchtime food stalls.

Farringdon Station (4 minute walk) (connecting Circle, Hammersmith & City and Metropolitan lines and National Rail)

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
3rd	992	92.16	Available
Total	992	92.16	

Specification

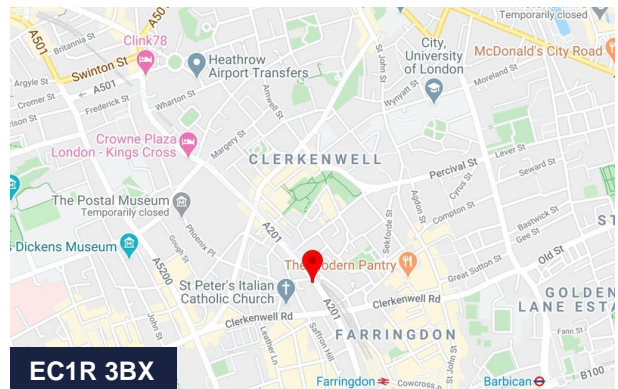
- Sash windows providing excellent natural light
- Meeting room and kitchenette
- Exposed brickwork and timber joists
- Original steel cast columns
- 24 hour access
- Furniture can be included

Viewings

Strictly by appointment

Terms

New full repairing and insuring lease for a term to be agreed



Summary

Available Size	992 sq ft
Rent	£52.50 per sq ft
Rates Payable	£1,112 per month
Service Charge	£881 per month
EPC Rating	Upon Enquiry

Viewing & Further Information



Samantha-Jo Roberts

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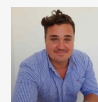
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