



TO LET

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

992 sq ft

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



VIDEO TOUR

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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)

Key points

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





Accommodation

| Name | sq ft | sq m | Availability |
|------------------------------------|-------|-------|--------------|
| 3rd - Warehouse Style Office Floor | 992 | 92.16 | Available |

Rents, Rates & Charges

| Lease | New Lease |
|----------------|-------------------|
| Rent | £55.00 per sq ft |
| Rates | £1,112 per month |
| Service Charge | £10,500 per annum |
| VAT | On application |
| EPC | E (118) |

Viewing & Further Information



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