



75 Farringdon Road, London, EC1M 3PS

High Quality CAT A+ Farringdon Offices To Let
1,728 - 8,140 sq ft (161-756 sq m)

- To be Fitted & Furnished
- Air Conditioned
- Full Height Glazing
- 2x Passenger Lifts
- Close to Farringdon Station
- Raised Floors
- Large Roof Terrace (7th Floor)
- Shower & Bike Rack Facilities

75 Farringdon Road

London, EC1M 3PS

CROSSLAND
OTTER HUNT



Summary

Available Size	1,728 to 8,140 sq ft / 160.54 to 756.23 sq m
Rent	£69.50 - £89.50 per sq ft
EPC	A

Description

This prominent corner building was comprehensively refurbished in 2018. The 2nd floor is to be fitted and furnished to a high standard. The 3rd floor is in CAT A condition. The 7th floor is also to be fitted and furnished and benefits from panoramic views of The City and also a wrap around terrace.

Location

The corner property is situated on the west side of Farringdon Road, at its corner with St. Cross Street. Farringdon Station (Crossrail, Thameslink, District, Circle and Hammersmith & City lines) is a short walk away

Accommodation

The accommodation comprises of the following.

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year
7th	1,728	£89.50	£27.19	£13	£18,675.36	£224,104.32
3rd	3,204	£69.50	£28.36	£13	£29,599.62	£355,195.44
2nd	3,208	£79.50	£28.36	£13	£32,309.91	£387,718.88
Total	8,140	£79.50	£27.97	£13	£80,584.89	£967,018.64

Terms

A new lease is available direct from the landlord.



Phil Frenay

02073992742 | 07818566174

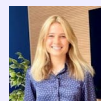
phil@coh.eu



Richard Lockhart

020 7399 2735 | 07780661096

richard@coh.eu



Charlotte Steele

020 7408 1114 | 07503625481

charlotte@coh.eu

Ashley Goodman (Susskind.)

020 7831 8311 | 079 7318 4329

Adam Noble (Susskind.)

020 7831 8311 | 079 8099 1217