

109 -111 Farringdon Road, London, EC1M 3HA

Ground and Lower Ground Office / Showroom To Let In Converted Victorian Warehouse

- VRV Air Conditioning
- 2 minutes from Farringdon Station
- Excellent natural daylight
- Grade II listed building
- Street frontage
- Interlinking staircase
- Fibre internet running into the building
- Loading to the rear

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London, EC1M 3HA

CROSSLAND
OTTER HUNT



Summary

Available Size	8,987 sq ft / 834.92 sq m
Rent	£57.50 per sq ft
Service Charge	£8.11 per sq ft
EPC	Upon enquiry

Description

The available accommodation is located on the ground and lower ground floors of this Grade II Listed Victorian Warehouse. The duplex offers excellent ceiling height, exposed brick, and polished concrete floors. There are large skylights that provides ample natural light to the floors.

Location

Located on the west side of Farringdon Road, close to the junction with Clerkenwell Road. The newly-refurbished Farringdon Station (Hammersmith & City, Circle and Metropolitan lines, Thameslink and soon to be Crossrail) is located 500 yards from the subject property. Chancery Lane Station (Central line) is within a short walk of the property.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month
Ground	3,881	360.56	£57.50	£18.23	£8.10	£27,112.02
Lower Ground	5,106	474.36	£57.50	£5.61	£8.10	£30,299.86
Total	8,987	834.92	£57.50	£11.92	£8.10	£57,411.88

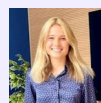
Terms

A new lease is available directly from the freeholder for a term to be arranged.



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