



Susskind.

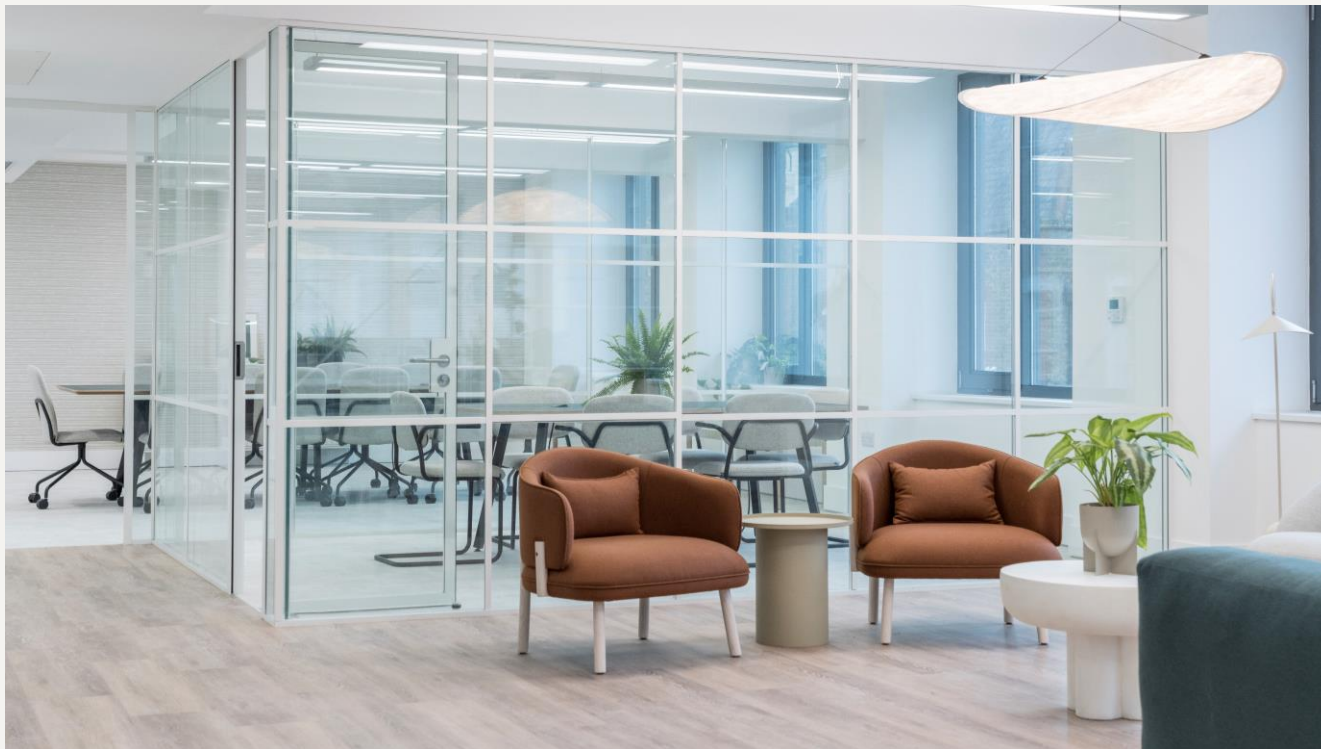
33-39 Bowling Green Lane EC1

The 2<sup>nd</sup> floor at 33-39 Bowling Green Lane has undergone a stunning refurbishment to provide a fully fitted workspace across a floorplate of 4,720 sq ft. The new refurbishment offers; 40 x workstations, collaboration & agile working areas, 2 x meeting rooms, demised kitchen & WC facilities.





The building benefits from a concierge within an impressive triple-height atrium which allows plenty of natural light to flood the area. In addition, the building is very well supplied with cycle storage and has shower facilities.



The building is situated within a 7-minute walk from Farringdon Station and is located on the doorstep of Exmouth Market which offers fantastic amenities including a vibrant street-food market, restaurants, cafes, pubs and boutique retailers.



# 33-39 Bowling Green Lane EC1

## Summary

Brand new CAT A+ fitted floor of 4,720 sq ft providing 40 workstations, 2 x meeting rooms, kitchen & demised WCs.

## Features

- Air conditioning
- Fully fitted
- Manned reception
- High quality design
- 2 x meeting rooms
- Demised WC's
- Exposed steel columns
- 2x Passenger lifts
- Impressive atrium
- Bicycle storage
- 24 hour access
- Excellent natural light – Dual aspect

## Transport

- Farringdon
- Chancery Lane
- Angel

## Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

## EPC

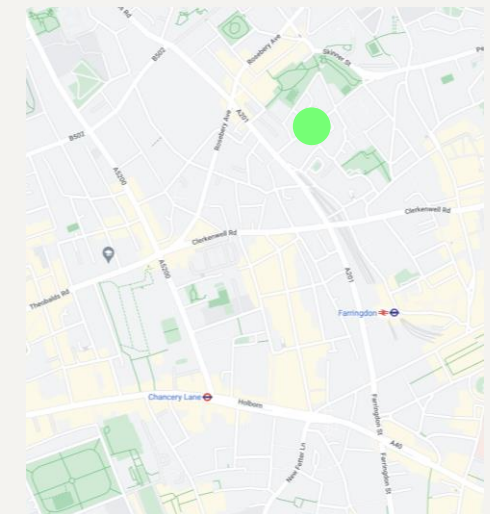
An EPC has been commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Part Second	4,720	£65.00	£9.75	£21.04	£37,677.40	Available
<b>Total</b>	<b>4,720</b>	<b>£65.00</b>	<b>£9.75</b>	<b>£21.04</b>	<b>£37,677.40</b>	<b>Available</b>

\*Interested parties should make enquiries with the local authority.

## Map





## 33-39 Bowling Green Lane EC1

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### Viewing via sole agents

For further information and inspections please contact sole agents:

Adam Noble  
07980 991 217  
Adam@susskind.london

Roni Rosenberg  
07702 643 317  
Roni@susskind.london

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### Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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