

Susskind.

161-165 Farringdon Road EC1

FOR RENT
REFURBISHED OFFICES
1,800 - 7,961 sq ft AVAILABLE
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161-165

20
Controlled
ZONE



EXECUTIVE SUMMARY

- Freehold
- Prominent position on the corner of Farringdon Road and Topham Street.
- Conveniently located across the road from Exmouth Market.
- Excellent transport connectivity being within 650 meters of the new Farringdon Elizabeth Line station.
- Major regeneration projects within the immediate location include Type Works, 66-68 Farringdon Road and The Farringdon Road Estate, 143-147 Farringdon Road.
- Comprises 9,752 Ft² NIA (906 M²) of office accommodation arranged over basement, ground and three upper floors.
- The building features 2x passenger lifts, 2x stairwells, lightwell, lower ground courtyard and dedicated cycle storage.
- Reposition and refurbishment opportunity to provide a best-in-class office scheme (STPP).
- Highly reversionary with short-term income. Multi-let to two office tenants with a WAULT of 2.72 years to expiry.
- Offers invited excess of £5,000,000, reflecting a capital value of £512/Ft².



161-165 Farringdon Road is a prominent office building in the heart of Farringdon, London. The property holds significance due to its prime location, positioned directly opposite the new Whitbread mixed-use scheme comprising office, retail and a 180 bedroom hotel, also neighbouring The Farringdon Road Estate, 143-147 Farringdon Road, which is undergoing a reposition and refurbishment project by BentalGreenOak to provide best-in-class offices .



Tenancy Schedule

Floor	Size (Ft ²)	Tenant	Yrs Remaining	Rent (£/Ft ²)	Rent (£/Pa)
Lower Ground	2,068	Vacant	-	-	-
Ground	1,843	Vacant	-	-	-
First	1,959	Vacant	-	-	-
Second*	1,968	Active8	3.5	£47.17	£92,821
Third	1,915	Securys Limited	1	£47.23	£90,436
Total	9,752			£27.87	£183,257

*average rent across three years of fixed increases.



Lower Ground



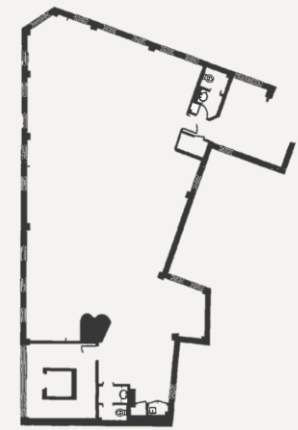
Ground



First



Second



Third



THE LOCATION

The location of 161 Farringdon Road is highly desirable, as it is known for its vibrant atmosphere and strategic positioning within the City Fringe. Farringdon is a bustling area that enjoys excellent transport links, including Farringdon Underground and Rail Station, and more recently the Elizabeth Line, providing easy access to the rest of London and across the United Kingdom. This accessibility makes it convenient for both employees and clients to reach the immediate area.



Additionally, the surrounding area is known for its diverse range of businesses, including tech giants TikTok, Snapchat, Depop, LinkedIn and Amazon. Also, home to a variety of fashion houses, creative agencies, start-ups and professional services firms. This environment creates a hub of innovation and collaboration, making 161 Farringdon Road EC1 an ideal location for networking and establishing business connections.

Local amenities include Exmouth Market, Leather Lane Market and various other restaurants, coffee bars and shops.



161-165 Farringdon Road EC1

Viewing via sole agents

For further information and inspections please contact sole agents:

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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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