

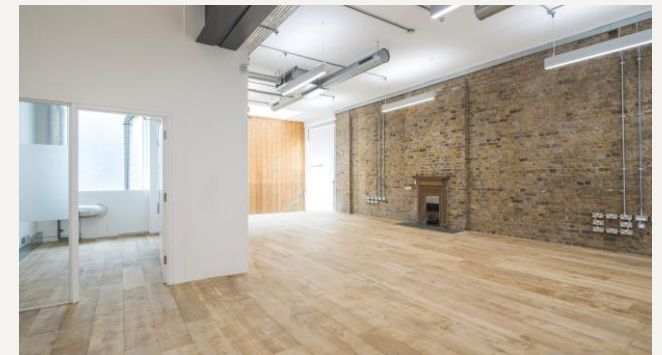
The image shows a large, empty office space. The floor is made of light-colored wood planks. The ceiling is white with various pipes, ducts, and long, rectangular light fixtures. On the right, there is a wall made of dark brick. In the background, there are white walls and a glass door. A fire extinguisher is visible on the left side. The word "Susskind." is overlaid in white text on the right side of the image.

**Susskind.**

**Zeppelin Building, 59-61 Farringdon Road EC1**

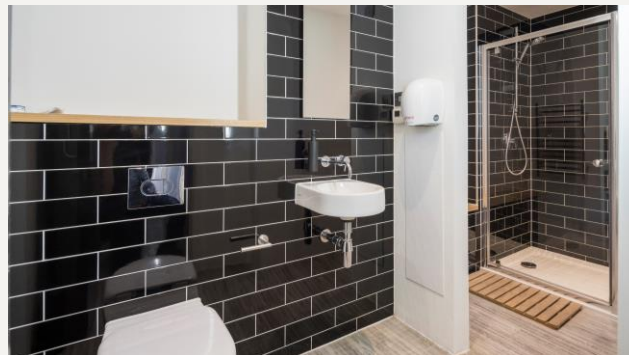
**Prominent self-contained office/showroom premises arranged over ground and lower ground floors available for rent, with the benefit of window frontage, own street entrance and character features throughout.**

**Zeppelin Building boasts a rich history with this Victorian Warehouse being totally destroyed by the Zeppelin Raid in World War I. It has subsequently been rebuilt to the same specification offering true Victorian Warehouse style accommodation.**



**Located just moments from Farringdon station, the property benefits from superb transport links with new Elizabeth Line (Crossrail), National Rail and London Underground services within immediate proximity.**

**Furthermore, Chancery Lane Station is within a 5-minute walk of the property.**



# Zeppelin Building, 59-61 Farringdon Road EC1

## Summary

Prominent self-contained office/showroom for rent within a one minute walk from Farringdon station

## Features

- Self-contained office/showroom
- Historical Farringdon building
- Characterful warehouse features
- Air-conditioning
- Demised WC & shower facilities
- Window display
- Own street entrance
- Exposed brick walls
- Good floor to ceiling height across both floors
- Moments from Farringdon station
- Good size meeting room
- Fully fitted kitchen

## Transport

- Farringdon
- Chancery Lane

## Lease

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

## EPC

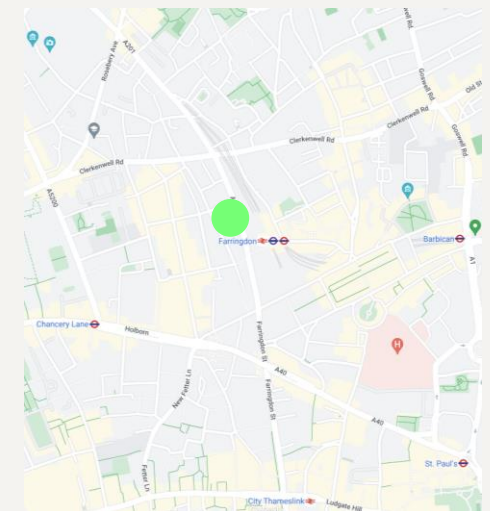
EPC Rating B - 49

## Availability

Floor	Size Sq Ft	Rent £/Per Annum Exc	Service Charge	Business Rates*	£/PCM	Status
Ground & Lower	3,545	£150,000.00	£6.25	£12.85	£18,142.45	Available
<b>Total</b>	<b>3,545</b>	<b>£150,000.00</b>	<b>£6.25</b>	<b>£12.85</b>	<b>£18,142.85</b>	<b>Available</b>

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

## Map



# Zeppelin Building, 59-61 Farringdon Road EC1

Viewing via joint agents

For further information and inspections please contact joint 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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Dulux DECORATOR CENTRE

The Drill Hall

ZEPPELIN

BUILDING

Susskind.