

**FULLY FITTED
WAREHOUSE STYLE
STUDIOS TO RENT**

**FARRINGTON ROAD
EC1**

500 – 1,010 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

FULLY FITTED WAREHOUSE STYLE STUDIOS MOMENTS FROM FARRINGTON STATION

Located at 67 Farringdon Road, these newly refurbished offices are just steps from Farringdon station. The 3rd-floor office is fully fitted with 8 desks, breakout zones, a kitchenette, high-speed internet, and air conditioning, offering a modern and comfortable workspace.

The 4th-floor office features a unique character and private outdoor space, ideal for businesses seeking a distinctive and functional environment. Both floors benefit from excellent transport links and the vibrant amenities of Farringdon, making this an exceptional location for your business.

AMENITIES



AIR CONDITIONING



FULLY FITTED



SHOWERS



PRIVATE TERRACE



GOOD NATURAL LIGHT



FIBRE OPTIC





TRANSPORT

Farringdon - 3 mins



Chancery Lane - 9 mins



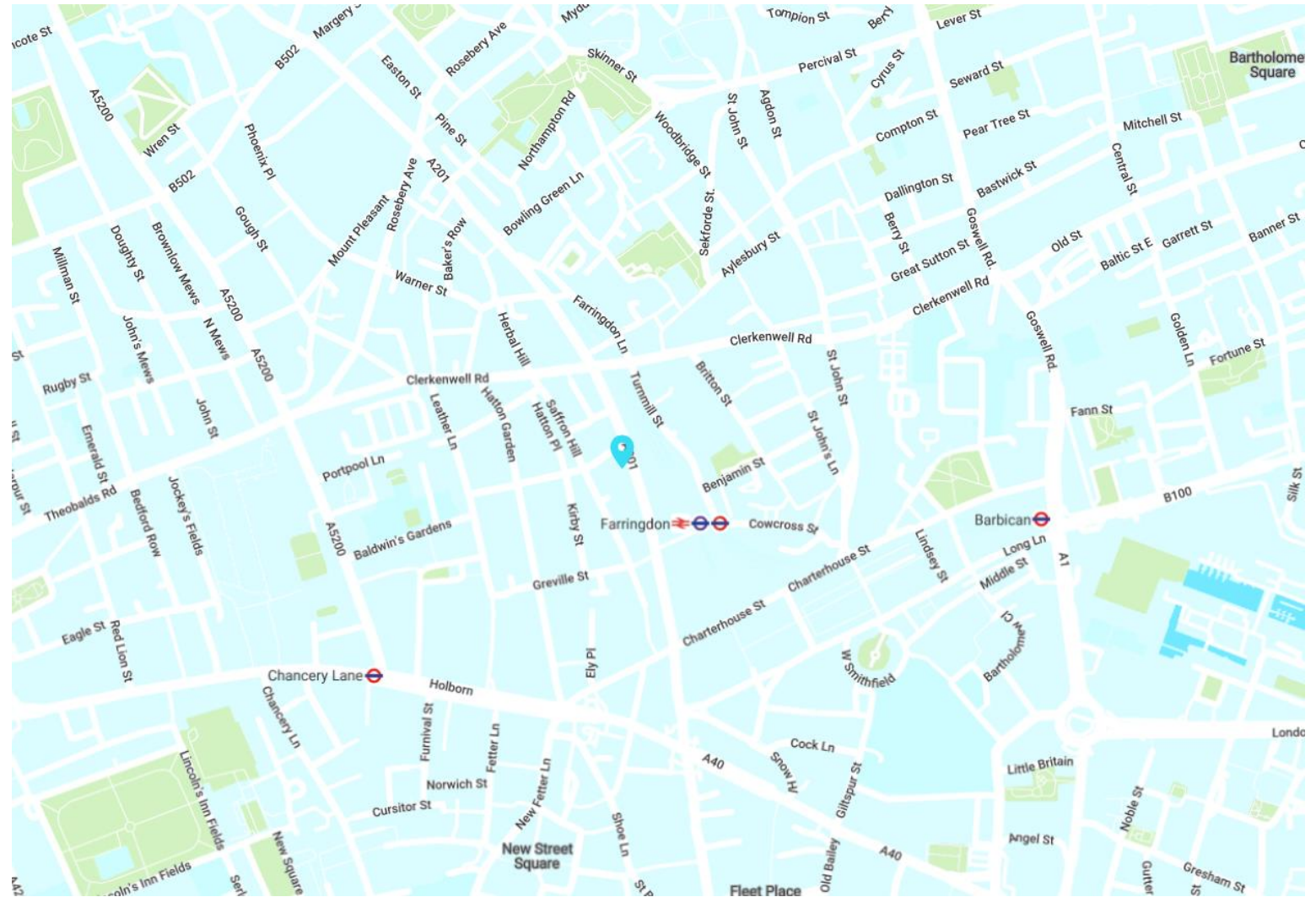
Barbican - 10 mins



AREA

The property is located on the west side of Farringdon Road, close to the junction with Clerkenwell Road, a stone's throw from Farringdon Station. The Station offers a multitude of connections. It is one of four interchanges in London where National Rail links can be accessed via Thameslink and four London Underground services.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
3 rd Floor	500	Available	£57.50	£14.47	£6.00	£3,248.75
4 th Floor	510	Available	£59.50	£12.96	£6.00	£3,334.55

LEASE

A new lease to be contracted outside the Landlord & Tenant Act.

TIMING

Available immediately.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

Both spaces are also offered on a fully managed basis. Please get in touch for more details.

VIEWINGS VIA JOINT SOLE AGENTS

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