

# ELLIS BROWN

## OFFICE TO LET

Design-led fitted and furnished office floor in the heart of Farringdon with meeting rooms and excellent end of journey facilities.

16 Laystall Street, EC1R 4PF  
4,384 sq ft



Ellis Brown  
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### Description

A former warehouse offering a total 18,612 sq ft of commercial office space arranged over 5 floors. The refurbished 16 Laystall Street pays gentle respect to the design ethos and character of regency Clerkenwell, whilst offering everything you would expect from a modern, cutting-edge office space.

The 2nd floor benefits from 48 fixed desks, 2 meeting rooms, 1 large boardroom, an 8 seater flexible/collaborative working table, a new kitchen with breakout furniture and excellent natural light. The space has 3 demised WC's and an additional disabled-access WC.

The basement provides ample bicycle storage, showers and a towel service managed by the Landlord.

### Location

16 Laystall Street is situated in an area which has an historically rich association with design, innovation and ground breaking architecture. Situated metres away from the hustle and bustle of Leather Lane market, a short walk away from the Exmouth market and Farringdon Station.

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd	4,384	407.29	£69.50	£25	£9.60	£38,031.20	£456,374.40	Available

### Features

Newly refurbished and fully fitted and furnished office floor with modern LED lighting

Concierge

Showers, towel service and hairdryers

Fitted with multiple meeting rooms, kitchenette and breakout furniture

Secure bicycle storage

Air conditioning

DDA Compliant

### EPC

B

### Terms

On application

### VAT

Applicable

### Contact

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