

Compton

Farringdon

Lamplighter Works
49-51 Farringdon Road
EC1M 3JP

Lamplighter Works is a converted Victorian warehouse development, offering architecturally inspiring office or showroom accommodation

For Rent
4,180 ft²

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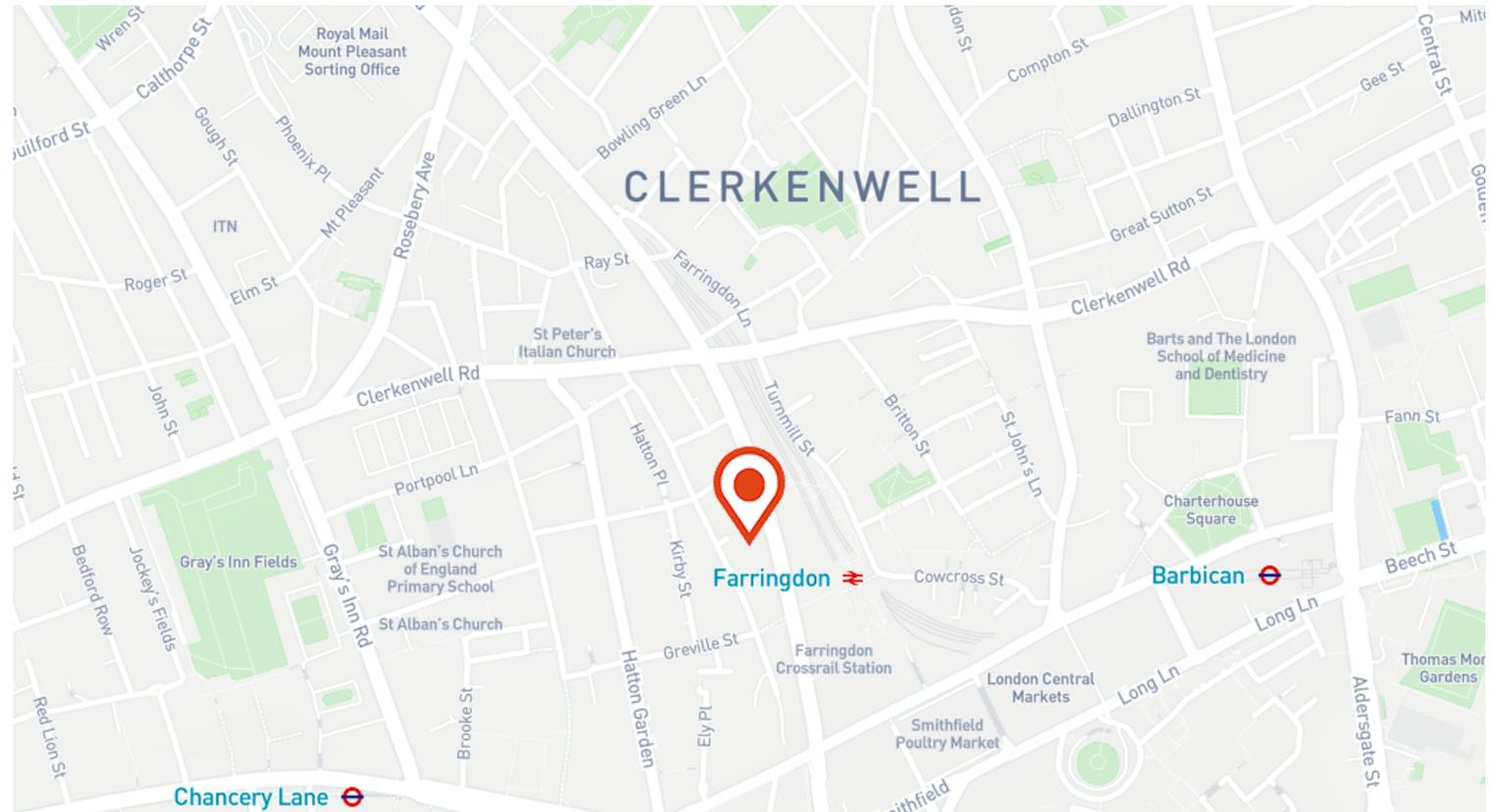
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Location

Farringdon 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 which converge here: Metropolitan, Circle, Hammersmith & City and the Elizabeth line. Opened in 1863, Farringdon Station claims to be the oldest underground metro station in the world. The original Metropolitan line railway ran from here to Paddington and boasted gas-lit wooden carriages; transport very much moulded the shape of this area as we know it and continues to do so.

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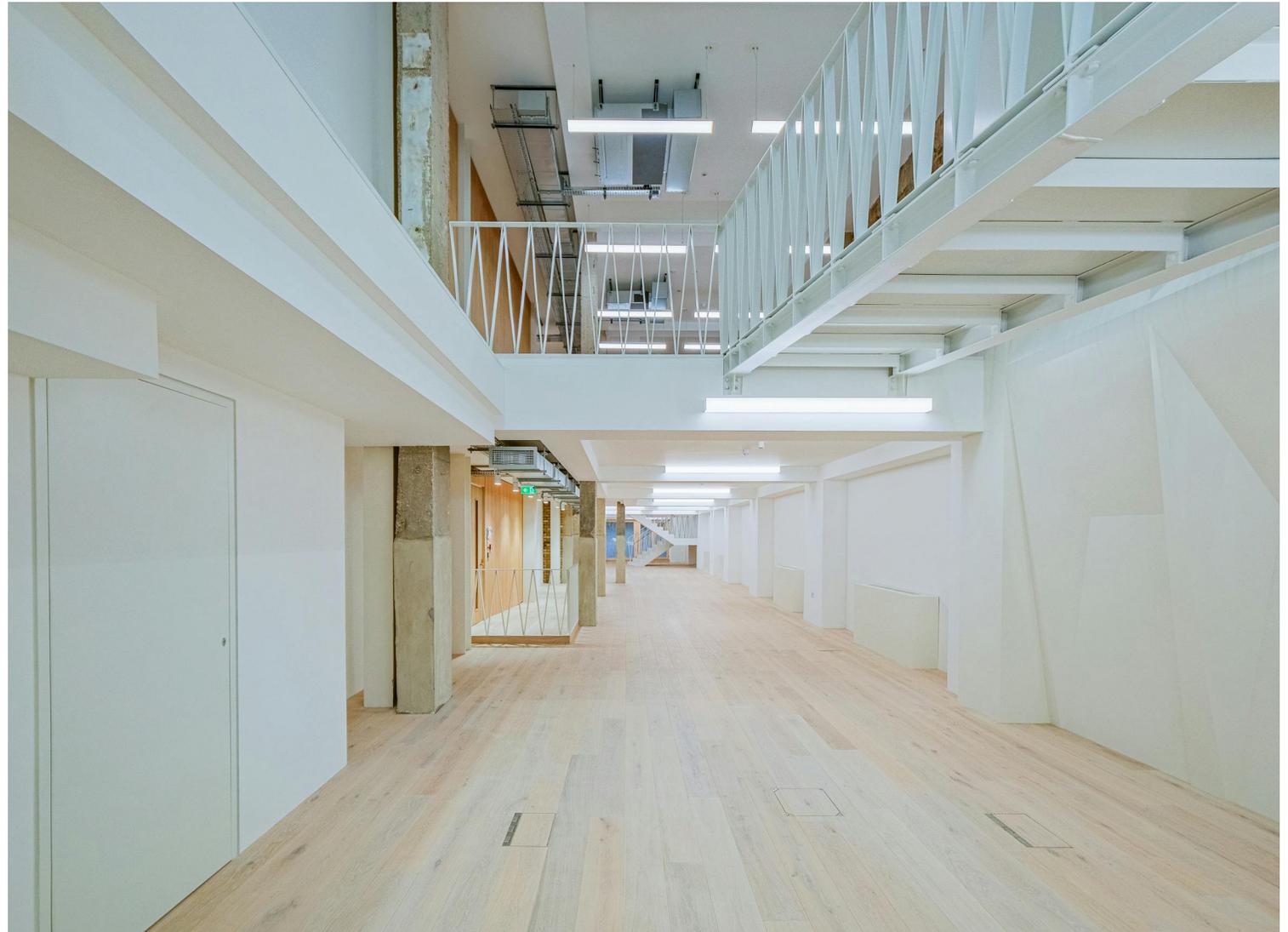
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Entrance to G & LG

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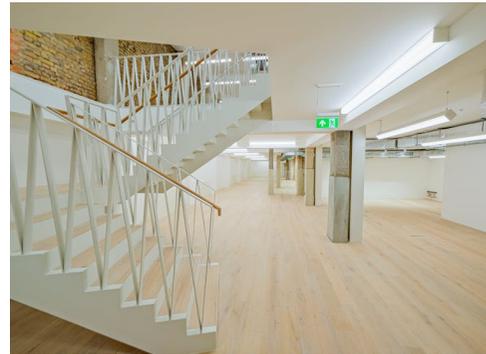
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Amenities

- Brand newly refurbished
- Modern LED suspended lighting
- Air-conditioning
- Raised flooring
- Exposed brickwork
- Fibre connectivity
- Cycle storage for 18 bicycles
- Lockers & drying cabinet
- 2 individual combined shower and WCs
- 8 person passenger lift
- Occupation density of 1:8 sq m
- Excellent floor to ceiling heights

Description

Farringdon Road was built in the mid-1800s bringing cohesion to the surrounding streets. The impressive frontages of the mercantile warehouses from that time remain today and speak of the Victorian penchant for order and industry. This particular stretch was home to many a street lighting company, a burgeoning trade in a city that was ambitious in improving itself. Now modern and sleek, but still with many features that reverberate with its history, Lamplighter Works is a refurbished 5-storey office and retail / showroom space on this characterful street, which Charles Dickens enjoyed walking for inspiration.

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Content

Watch the film



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View on Website



Terms

New full repairing & insuring lease for a term by arrangement direct

VAT

The property is elected for VAT

Possession

Available

Local Authority

The London Borough of Camden

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Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
5th - Private Terrace	1,055	£82.50 /sq ft	£22 /sq ft	£5.11 /sq ft	£9,636.55	£115,638.55	Let
4th	1,639	£72.50 /sq ft	£20 /sq ft	£5.40 /sq ft	£13,371.51	£160,458.10	Let
3rd - Fully-fitted	1,688	£79.50 /sq ft	£20 /sq ft	£5.11 /sq ft	£14,715.14	£176,581.68	Let
2nd - Private Terrace	1,633	£79.50 /sq ft	£20 /sq ft	£5.11 /sq ft	£14,235.68	£170,828.13	Let
1st	2,868	£69.50 /sq ft	£20 /sq ft	£5.11 /sq ft	£22,611.79	£271,341.48	Let
Ground - Cat A	2,105	£59.50 /sq ft	£20 /sq ft	£3.30 /sq ft	£14,524.50	£174,294	Available
Lower Ground - Cat A	2,075	£59.50 /sq ft	£20 /sq ft	£3.30 /sq ft	£14,317.50	£171,810	Available
Total	13,063				£103,412.67	£1,240,951.94	

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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