

# Compton

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## Farringdon

5a Cowcross Street  
EC1M 6DW

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Newly refurbished, self-contained  
office building available for rent just  
moments from Farringdon Station

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**For Rent**  
1,568 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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## Location

Just moments from Farringdon station, the building is perfectly situated to connect with Underground, National Rail and Crossrail (due to complete this year). Additionally, the Farringdon Elizabeth Line station, located on Long Lane is a 4 minute walk away.

The surrounding area benefits from a multitude of exciting lunch options with Vinoteca, Gaucho and St John all within a minute's walk, as well as street food options at Exmouth and Leather Lane Markets.



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Exterior



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## Amenities

- Excellent natural daylight
- Central heating
- Perimeter trunking
- x2 WCs
- Kitchenette in situ
- 24-hour access
- Wooden flooring throughout
- Entry phone system

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## Description

Characterful newly refurbished self-contained office building situated across 1st to 3rd floors, in the heart of Farringdon, benefitting from wooden flooring throughout, glazed meeting room, x2 WCs and kitchenette.

Located in the heart of Farringdon this office is conveniently located close to both Farringdon Station and the various retail and leisure amenities nearby. The famous Smithfield Market sits moments away.

Farringdon Station provides access to three underground lines as well as the Thameslink and the introduction of the new Crossrail line will enhance this connectivity even further.

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## Content

View in Virtual Reality



Watch the film



View on Website



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## Terms

A new full repairing and insuring lease for a term by arrangement direct from the Landlord

## VAT

The property is elected for VAT

## Business Rates

Interested parties are advised to make their own enquiries directly with the Local Authority

## Service Charge

A minimal service charge will be applicable

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## Floor Areas & Outgoings

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The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Building - 1st - 3rd Floors	1,568	£49.50	£14	£2	£8,558.67	£102,704	Available



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## Contact Us

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

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