

# Compton

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## Farringdon

95 Farringdon Road  
EC1R 3BT

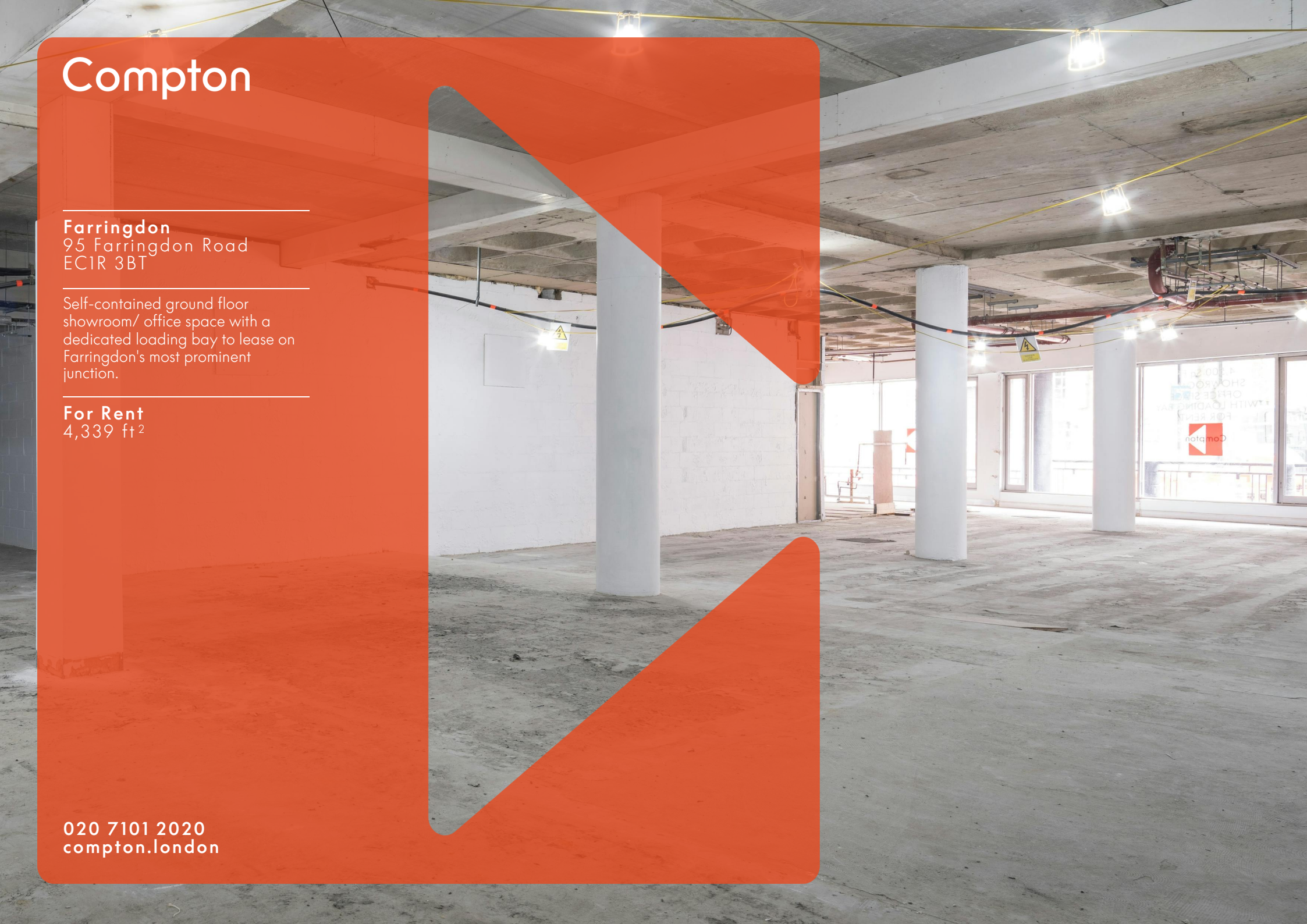
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Self-contained ground floor  
showroom/ office space with a  
dedicated loading bay to lease on  
Farringdon's most prominent  
junction.

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**For Rent**  
4,339 ft<sup>2</sup>

020 7101 2020  
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## Location

95 Farringdon Road occupies a prominent position near the junction of Clerkenwell and Farringdon Road located approximately 100 meters from the Farringdon Station which will hold an entrance direct into the new Elizabeth Line. Once operational, the Elizabeth line will connect Farringdon to Heathrow Airport, ensuring the area's continuing growth as a thriving commercial centre.

Within short walking distance is both Exmouth and Leather Lane Markets both buzzing with gastro pubs, bars, shops, restaurants and cafés.

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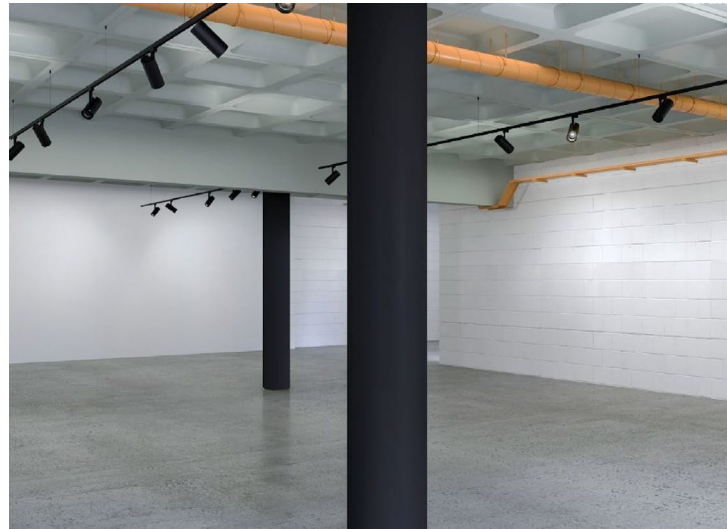
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## Amenities

- Self-contained unit
- Unit can be subdivided
- Benefits from street frontage on to Farringdon Road
- The space can be delivered in a shell & core or CAT A condition
- Generous floor to ceiling height
- Exposed columns
- The unit has direct access to to a dedicated loading bay
- Car parking available by way of separate negotiation
- Retail, showroom or office use

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## Description

This self-contained unit benefits from street frontage to Farringdon Road and is a short walk from the fantastic transport links on offer at Farringdon Station making it ideal for showroom, retail or office occupiers.

The unit is currently in shell and core condition but can also be delivered in CAT A condition, subject to terms. The space benefits from a dedicated loading bay.

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## Content

Watch the film



View on Website



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## Specifications

This property is being offered in shell & core condition but can be delivered in a CAT A condition.

## Terms

New full repairing and insuring lease available for a term by arrangement direct from the landlord.

## VAT

The property is elected for VAT

## Local Authority

The London Borough of Islington

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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 /sq ft	Total month	Total year	Availability
Ground - Self-contained	4,339	£45	£12.50	£2.50	£60	£21,695	£260,340	Available



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## Contact Us

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

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