

# Farringdon Office – To Let

105-107 Farringdon Road, EC1R 3BU

1,035 sq. ft.

Refurbished fourth floor office space available for rent moments from Farringdon Station.



**JOHN ARKWRIGHT & Co.**

Property Investment and Development Consultants

# 105-107 Farringdon Road | Farringdon | EC1R 3BU

## AMENITIES

- Fantastic natural daylight
- Kitchenette
- Demised WC
- Passenger Lift
- Air Conditioning
- Moments from Farringdon Station

## LOCATION

105-107 Farringdon Road is located on the prominent junction of Clerkenwell and Farringdon Road, and is within minutes from Farringdon Station, situated on the new Elizabeth Line as well as the Metropolitan Line, Circle, Hammersmith & City and Thameslink connections.

Both Leather Lane and Exmouth Food Markets are within a short walk from the property offering a variety of food delicacies from around the world and hosts a daily street food market.

The immediate surrounds are also home to a variety of interesting and exciting restaurants, cafes, bars and shops.



## DESCRIPTION

The 4th floor has been refurbished to CAT A+ condition. The floor benefit from wooden flooring to provide characterful office floors. This period building is configured over lower ground to 5th floors and benefits from a passenger lift. The available accommodation is situated on the 4th floor, providing excellent natural light.

## ACCOMMODATION & OUTGOINGS

In accordance with RICS code of measuring practice (6<sup>th</sup> edition), the Net Internal Area of the office area is as follows:-

Accommodation	Sq M	Sq ft
4 <sup>th</sup> Floor – Fully Fitted	96.15	1,035

The approximate outgoing are as follows:

- Rent (sq. ft.): £52.50
- Rates Payable (sq. ft.): £15.67
- Service Charge (sq. ft.): £7.76
- Total Month: £6548.96
- Total Year: £78,587.55

## EPC

EPC rating upon request.

## BUSINESS RATES

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

## TERM

New Full Repairing and Insuring Lease directly from the Landlord.

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### LEGAL COSTS

Both parties to be responsible for their own legal costs incurred in any transaction.

### VIEWING ARRANGEMENTS

Strictly via John Arkwright & Co or our joint agents Compton.



JOHN ARKWRIGHT & Co.

Property Investment and Development Consultants

#### Ed Bunbury

John Arkwright & Co

020 74957090

[Ed.bunbury@jarkwright.co.uk](mailto:Ed.bunbury@jarkwright.co.uk)

#### John Bannerman

John Arkwright & Co

020 74957090

[John.bannerman@jarkwright.co.uk](mailto:John.bannerman@jarkwright.co.uk)