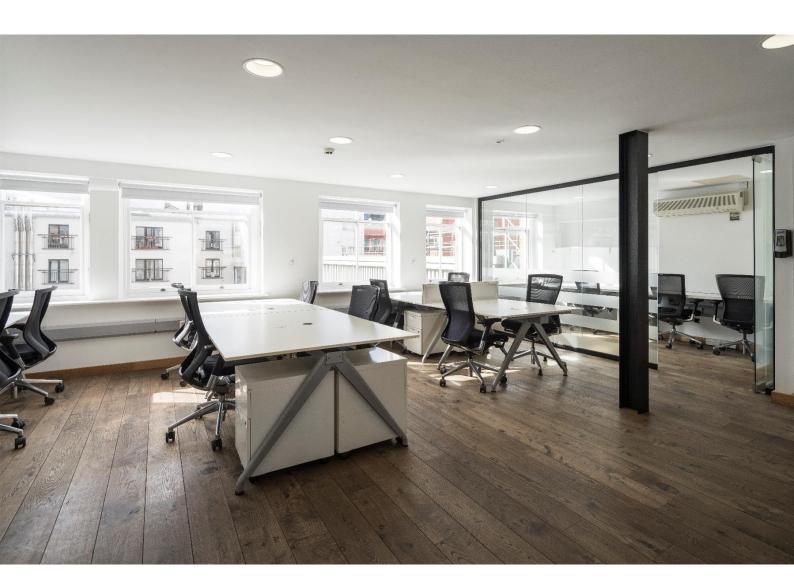
Farringdon Office – To Let

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 (6th edition), the Net Internal Area of the office area is as follows:-

Accommodation	Sq M	Sq ft	
4 th Floor – Fully Fitted	96.15	1,035	

The approximate outgoings 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.

105-107 Farringdon Road | Farringdon | EC1R 3BU













105-107 Farringdon Road | Farringdon | EC1R 3BU

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.



Ed Bunbury

John Arkwright & Co 020 74957090 Ed.bunbury@jarkwright.co.uk

John Bannerman
John Arkwright & Co
020 74957090

John.bannerman@jarkwright.co.uk

MISREPRESENTATION ACT 1967: Arkwright & Co for themselves and for Vendors of this property whose Agents they are give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Arkwright & Co has any authority to make or give any representation or warranty whatsoever in relation to the property. FINANCE ACT 1989 Unless otherwise stated, all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendments. These details were prepared in March 2024.