

113-117 Farringdon Road, EC1

Office For Sale  
Owner Occupier / Investment  
3,490 sq. ft. In Prime  
Farringdon Location



## SUMMARY

- Prime Farringdon location
- Attractive former warehouse building
- Prominently located
- 500m from Farringdon Station
- NIA of 3,490 sq. ft. & GIA of 4,009 sq. ft.
- Three adjoining office units
- Ideal for part owner occupation and part investment
- Offers invited in excess of £3 million (£860 per sq. ft.)



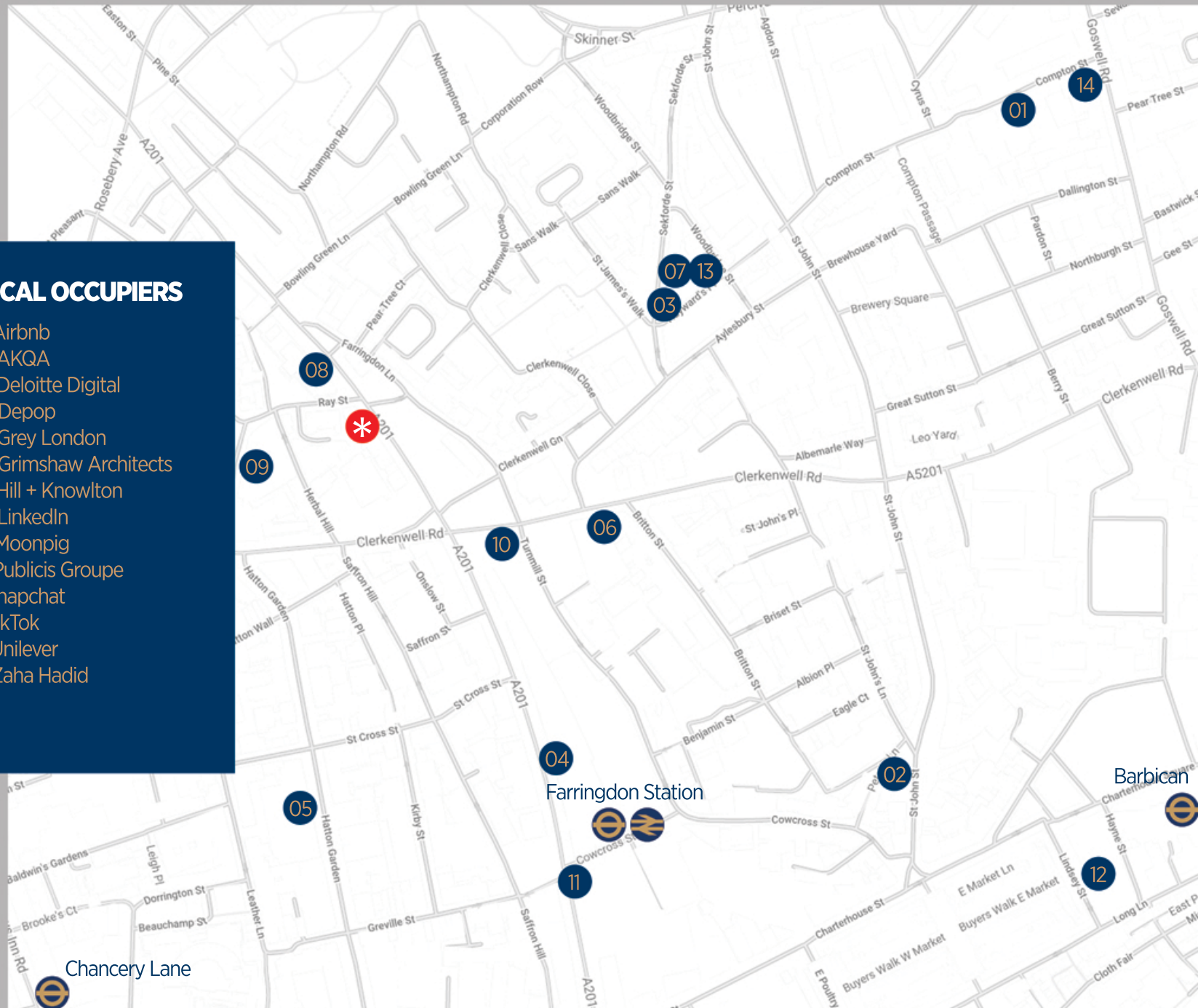
## LOCATION

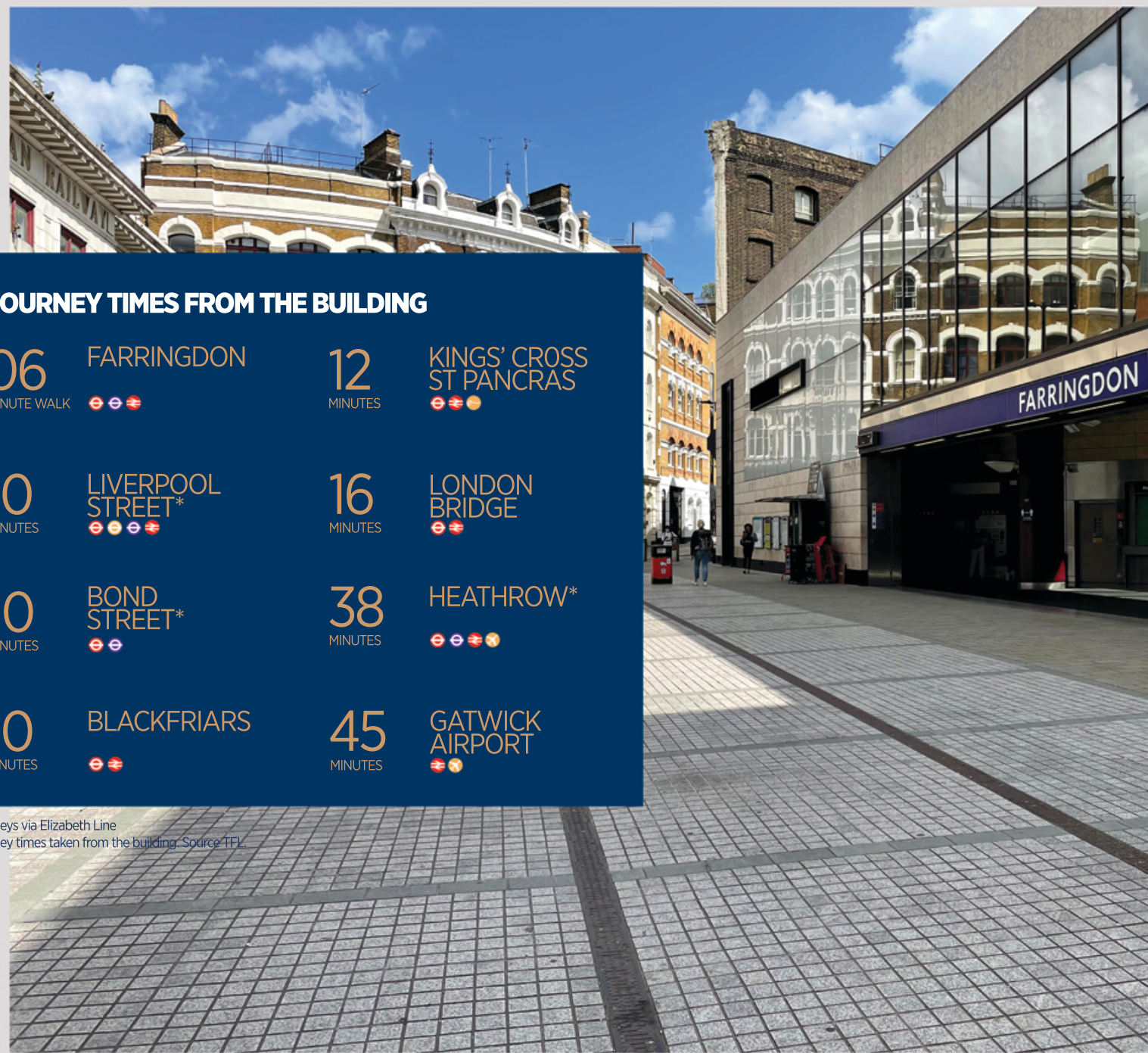
**Situated on the corner of Farringdon Road and Ray Street, the building is in the heart of Farringdon and Clerkenwell's lively social scene.**

The area has a rich history and ties to the food and drinks trade. Today, it's home to a diverse mix of offerings with restaurants, bars, hotels, gyms and cultural amenities. Farringdon attracts occupiers from many sectors – and is home to many of the key names in the creative industry.

## LOCAL OCCUPIERS

- 01 Airbnb
- 02 AKQA
- 03 Deloitte Digital
- 04 Depop
- 05 Grey London
- 06 Grimshaw Architects
- 07 Hill + Knowlton
- 08 LinkedIn
- 09 Moonpig
- 10 Publicis Groupe
- 11 Snapchat
- 12 TikTok
- 13 Unilever
- 14 Zaha Hadid





## CONNECTIONS

**Farringdon Station is just a short walk away and offers excellent travel connections in all directions, including via the rail network and the London Underground.**

With its arrival in early 2022, the Elizabeth Line will transform travel across London and beyond with a high frequency schedule and high capacity trains – expanding the transport options available to occupiers.

## JOURNEY TIMES FROM THE BUILDING

**06**  
MINUTE WALK

FARRINGTON



**12**  
MINUTES

KINGS' CROSS  
ST PANCRAS



**10**  
MINUTES

LIVERPOOL  
STREET\*



**16**  
MINUTES

LONDON  
BRIDGE



**10**  
MINUTES

BOND  
STREET\*



**38**  
MINUTES

HEATHROW\*



**10**  
MINUTES

BLACKFRIARS



**45**  
MINUTES

GATWICK  
AIRPORT



\* Journeys via Elizabeth Line  
Journey times taken from the building. Source TFL.



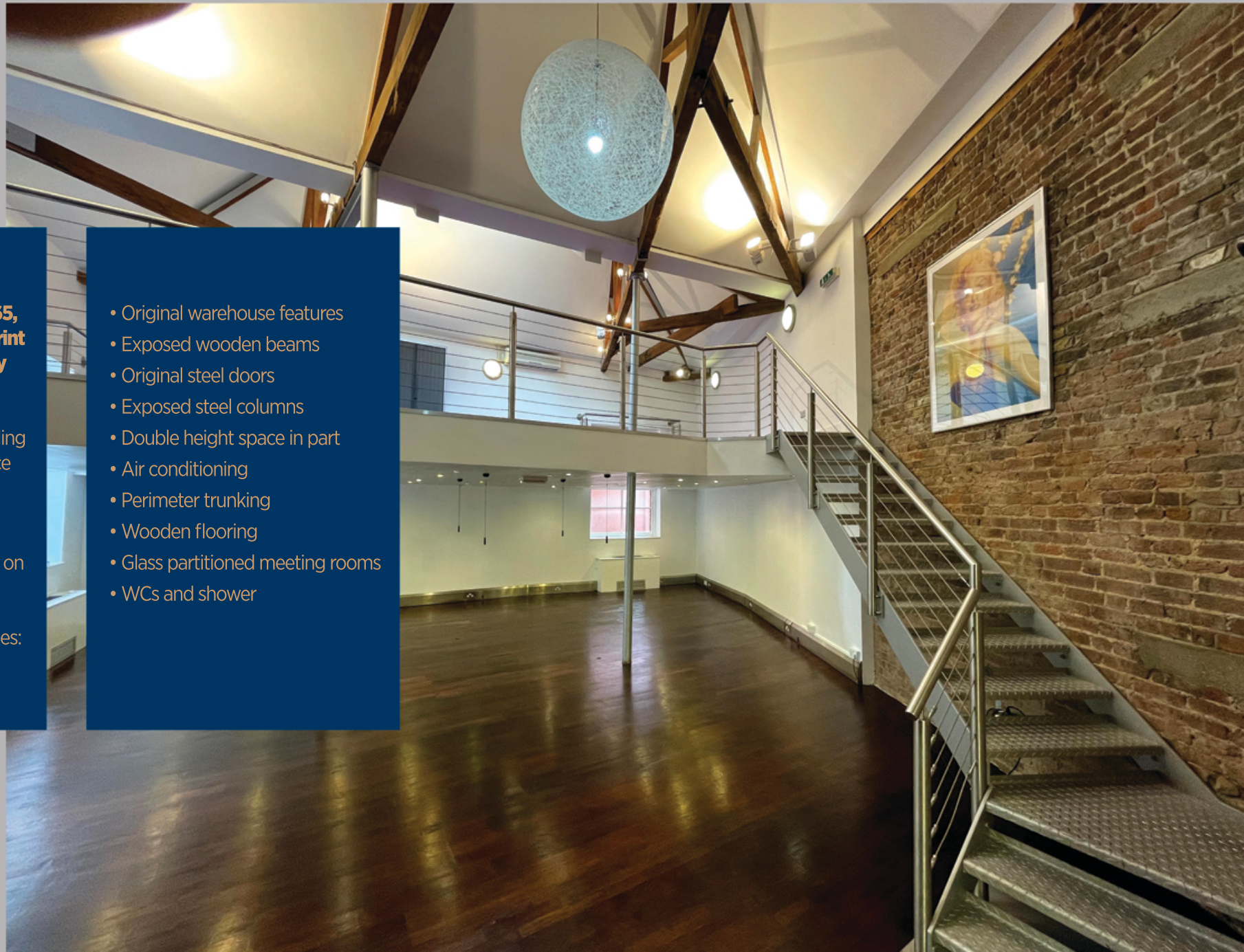
## THE BUILDING

**Originally constructed in 1865, the building was built as a print works and known as The Ray Street Type Foundry.**

It is now a Grade II listed building and home to a variety of office users who all own part of this historic building.

The available space is located on the ground floor over three interconnecting office units, offering the following amenities:

- Original warehouse features
- Exposed wooden beams
- Original steel doors
- Exposed steel columns
- Double height space in part
- Air conditioning
- Perimeter trunking
- Wooden flooring
- Glass partitioned meeting rooms
- WCs and shower











GROUND LEVEL

FIRST LEVEL



## FLOOR PLAN

OFFICE	NIA (SQ FT)	NIA (SQ M)
UNIT 11	706	65.6
UNIT 12	729	67.7
UNIT 13	2,055	190.9
<b>TOTAL</b>	<b>3,490 sq. ft.</b>	<b>324.2 sq. m.</b>

The total Gross Internal Floor Area equates to 4,009 sq. ft. / 372.4 sq. m.

The property has been measured by Sterling Temple surveyors in accordance with the RICS Code of Measuring Practice 6th Edition.



## FURTHER INFORMATION

### TENURE

The property is held on a 999 year lease from 24th June 2004 under title number NGL859964.

The annual ground rent is £200.

Unit 11 is let on a tenancy agreement to Schofield & Sims Ltd expiring 31st August 2022 at an annual rent of £32,625 per annum. The lease is contracted outside the terms of The L&T Act 1954.

### VACANT POSSESSION

Units 12 and 13 are offered with full vacant possession.

### VAT

The property has been elected for VAT.

### PLANNING

Located in London Borough of Islington.

The building is Grade II listed.

### EPC

The property has an EPC rating of D-89.

### PRICE

Offers invited in excess of £3 million.

Subject to contract and exclusive of VAT.

## VIEWINGS

Strictly through sole selling agents.

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