

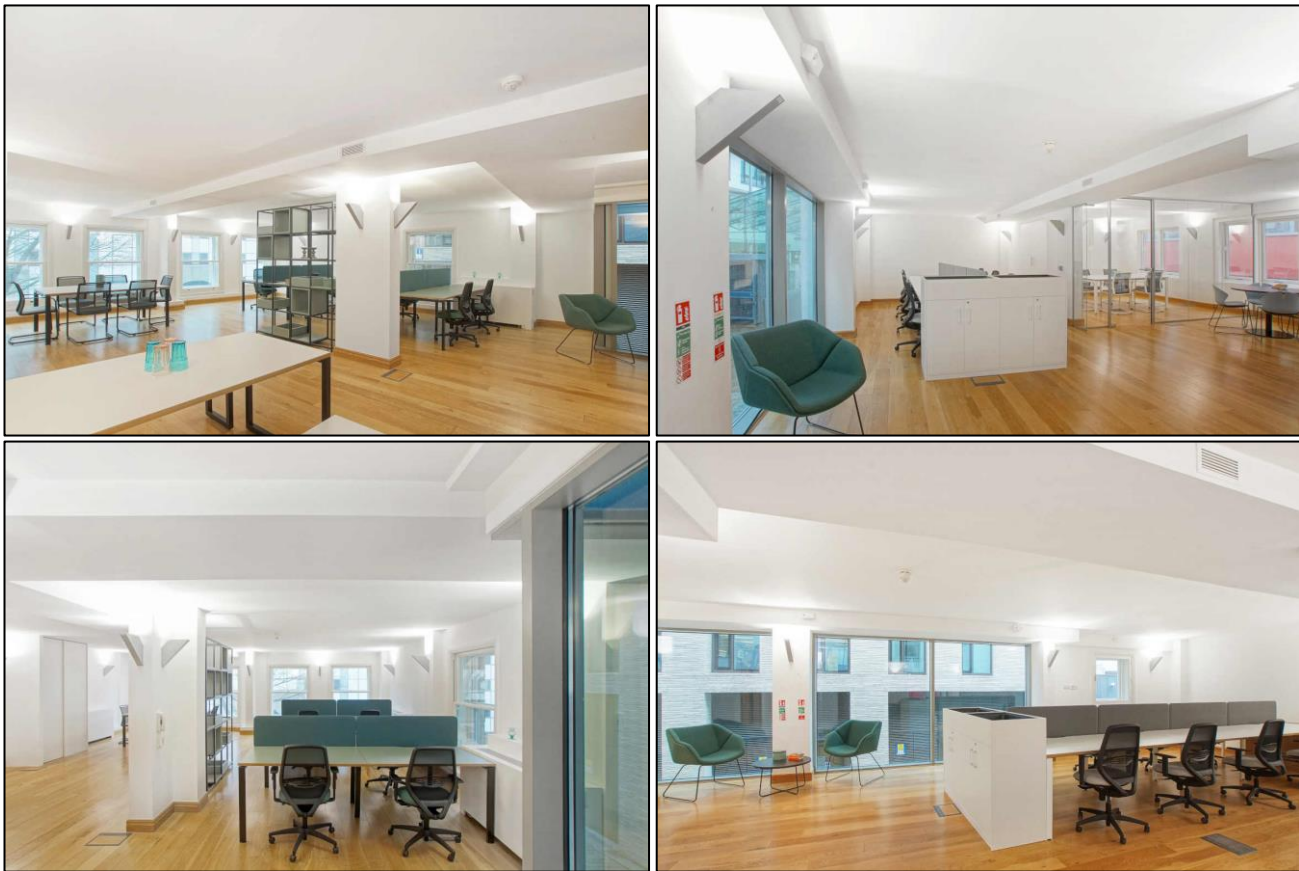
Commercial Office Space

760 – 1,615 sq. ft.

Fully fitted and furnished office suites, moments from Farringdon Station

FOR RENT

66 Turnmill Street, Farringdon, London EC1M 5RR



LOCATION

Situated on Turnmill Street, the building is in the heart of Farringdon and Clerkenwell's lively social scene. There is a diverse mix of restaurants, bars, hotels, gyms and cultural amenities. The property is on the doorstep of Farringdon Station and the Elizabeth line, providing fantastic links to the rest of London and beyond.

TRANSPORT

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Kings Cross St Pancras (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria lines, National Rail and Eurostar)
Chancery Lane Station (Central line)



DESCRIPTION

These small first floor office suites have been fitted and furnished to provide open plan office suites, ready for occupation. They also benefit from heating and cooling, underfloor power and data cabling and fibre internet connectivity.

The spaces can be let together or separately to provide desk space for 8-16 people.

AMENITIES

- Newly refurbished
- Fully fitted and furnished
- Prime Farringdon location
- Passenger lift
- Comfort cooling
- Power & data cabling
- Meeting rooms in situ
- Demised WCs
- Fibre internet connection

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Unit C - Front	855	79.23
Unit D - Rear	760	70.61
Total	1,615	150.04

LEASE

New lease(s) available for a term by arrangement.

RENT

Floor	Per Annum*	PCM*
Unit C - Front	£57,500	£4,791.67
Unit D - Rear	£50,000	£4,166.67
Total	£107,500	£8,958.33

SERVICE CHARGE & INSURANCE

Floor	Per Annum*	PCM*
Unit C - Front	£8,880	£740
Unit D - Rear	£7,560	£630
Total	£15,865	£1,322.08

BUSINESS RATES

Floor	Per Annum	PCM
Unit C - Front	£12,915	£1,076.25
Unit D - Rear	£11,100	£925.00
Total	£24,015	£2,001.25

TOTAL OCCUPATIONAL COSTS

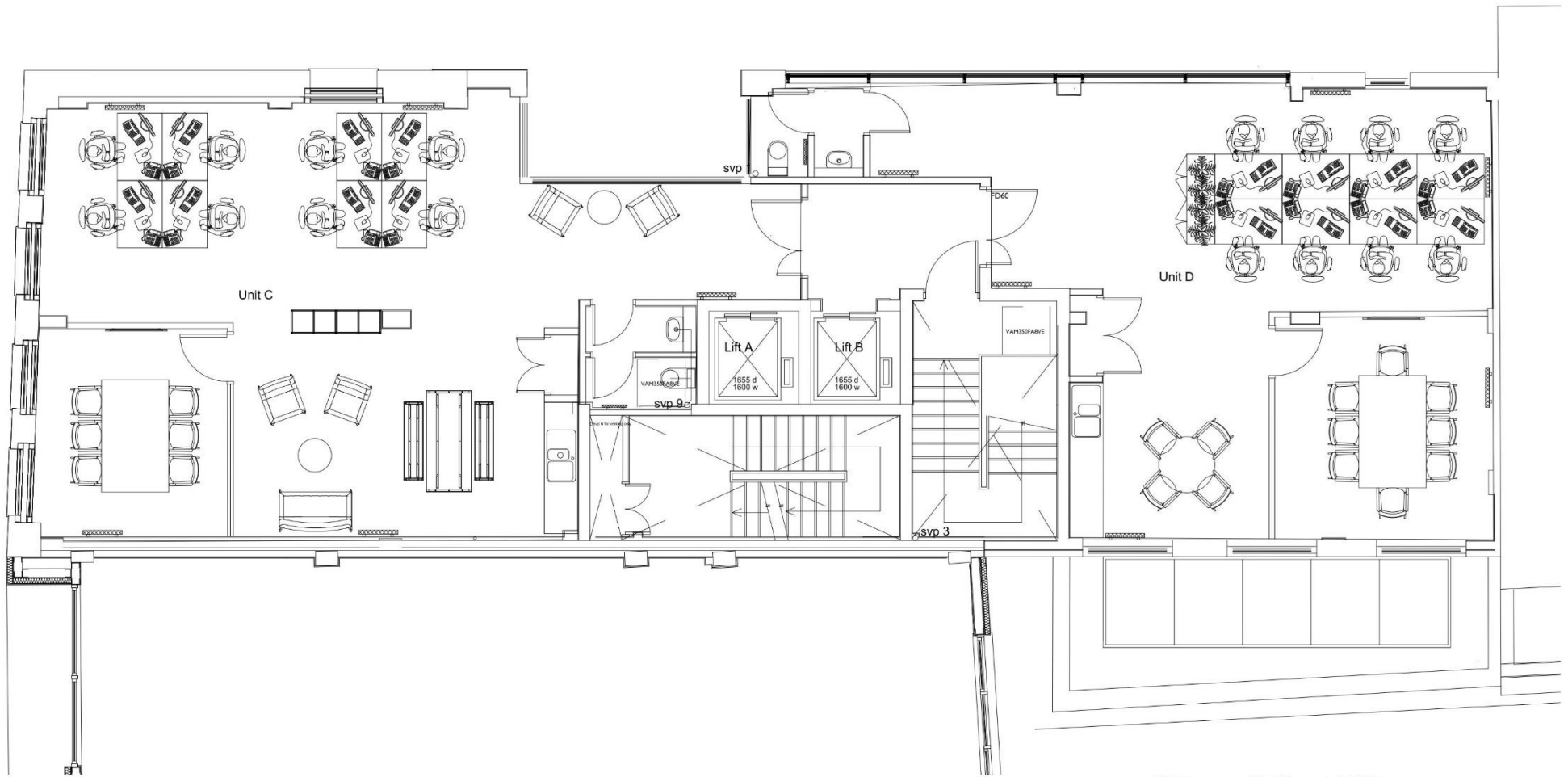
Floor	Per Annum	PCM
Unit C - Front	£79,295	£6,607.92
Unit D - Rear	£68,660	£5,721.67
Total	£147,955	£12,329.58

PLEASE CONTACT

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*Rent & Service Charge are subject to VAT.



66 Turnmill Street EC1
 FIRST FLOOR

1:100 @ A4