

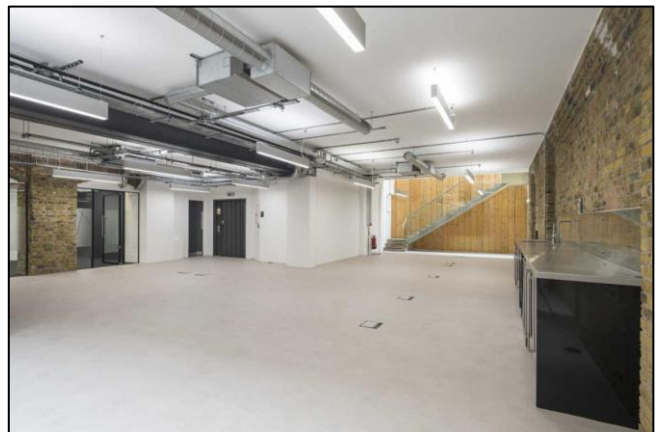
Self-contained Showroom / Office Space

3,545 sq. ft. / 329.34 sq. m.

Excellent, cost-effective space moments from Farringdon – Only £38 psf

# TO LET

## Zeppelin Building, 59-61 Farringdon Road, London EC1M 3JB



### LOCATION

Located just 150 metres / 1 minute walk from Farringdon Station & 640 meters / 8 minutes walk from Chancery Lane underground Station, the Zeppelin Building is ideally located.

The Zeppelin Building is very well positioned. You are truly spoilt for choice with abundant amenities on the doorstep, from independent coffee houses through to lively bars, acclaimed restaurants, boutique hotels and much more.

### TRANSPORT

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)  
Chancery Lane (Central Line)







## DESCRIPTION

Zeppelin Building boasts a rich history having been destroyed by Zeppelin Raid during WW1.

The building was subsequently rebuilt to the true Victorian Warehouse style.

This self-contained ground and lower ground floor benefits from its own front door from Farringdon Road and there is a second point of entry from the shared entrance lobby also.

## HIGHLIGHTS

- Self-contained
- Warehouse style
- Abundant character and features
- Exposed brick, timber & steel
- Interconnecting feature staircase
- Power and IT cabling
- Air-conditioned
- Excellent floor to ceiling heights
- Fully fitted lifestyle kitchen
- Large board room
- Focus rooms / Zoom rooms
- Demised W/C's & shower

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	1,176	109.25
L. Ground	2,369	220.09
<b>Total</b>	<b>3,545</b>	<b>329.34</b>

## LEASE

A new lease is available for a term by arrangement.

## RENT

Per Annum	Per sq. ft.
£135,000	£38.00

## RATES

The estimated rates payable for the current year are approximately:

Per Annum	Per sq. ft.
£50,374	£14.21

## SERVICE CHARGE

Per Annum	Per sq. ft.
£18,410	£5.20

## TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£203,784	£16,980

## PLEASE CONTACT

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\*VAT is payable on Rent & Service Charge