

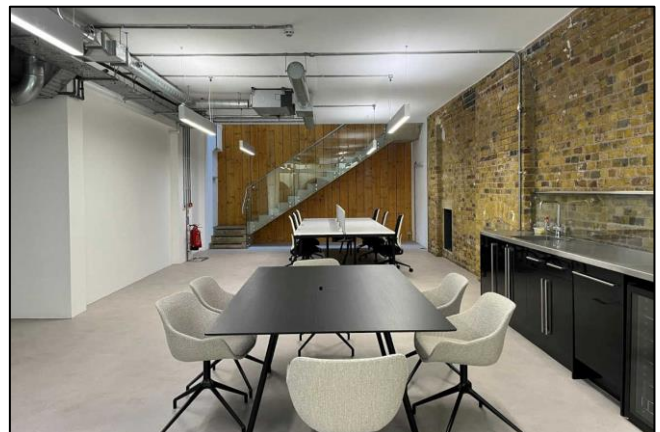
Self-contained Showroom / Office Space

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)

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Anton Page LLP for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT.





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
Total	3,545	329.34

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

ANTON PAGE 020 7336 1313

Stephen Page
spage@antonpage.com
 Harrison Turner
hturner@antonpage.com

SUSSKIND 0207 831 8311

Ashley Goodman
ashley@susskind.london
 Adam Noble
adam@susskind.london

*VAT is payable on Rent & Service Charge