

Compton

Farringdon

42 Charterhouse Street
EC1M 6HR

High quality fully-fitted office floor
to lease moments from Farringdon
Station.

For Rent
1,125 ft²

020 7101 2020
compton.london



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Location

Farringdon Station, which is under 5 minutes' walk from the building is one of London's main transport hubs, with the Elizabeth Line, Thameslink and London Underground all passing through it. The building also sits in close proximity to Barbican Station and directly across from the new Farringdon Crossrail entrance.

This newly refurbished building is located on the historic Smithfield Market and is well serviced by all the fashionable bars and restaurants. Some names include Gail's Bakery, Brutto, Luca, St. JOHN Restaurant, Club Gascon and Sessions Arts Club as well as Leather Lane Market.

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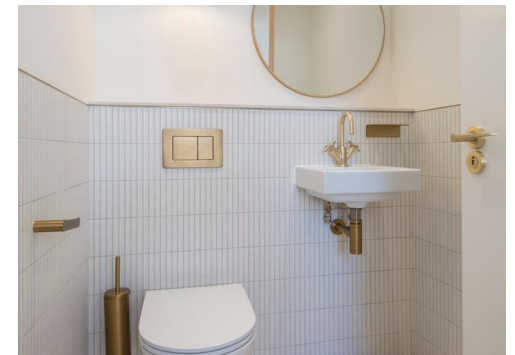
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Amenities

- Fully-fitted to include 14 work stations
- 1 x 8 person meeting room
- Kitchenette & break out area
- 1GB fibre line installed into the floor
- Fantastic natural light
- Lift access
- Access to bike storage and shower facilities
- Close proximity to Farringdon Station and directly across the road from the new Farringdon Crossrail entrance.

Description

40-42 Charterhouse Street has just undergone a comprehensive refurbishment of the communal areas and office floors. The remaining 3rd floor has been fully-fitted to a high quality to include 14 desks, 1 x 8 person meeting room and a kitchen/ break out area. The office floor is 'plug & play' with the service charge including a 1 GB fibre line making it quick and easy for any occupier to move in.

The building benefits from lift access, access to bike storage and shower facilities and the floor includes demised WC facilities as well as Air-Conditioning and new LED lighting.

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Content

View on Website



Viewings

Viewings via Joint Agents Compton (020 7101 2020) or Susskind (020 7831 8311)

Terms

New Full Repairing and Insuring lease direct from the Landlord.

Landlord

Sterling Real Estate

VAT

The property is elected for VAT

Local Authority

The London Borough of Islington

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
3rd - (fully-fitted)	1,125	£79.50	£17.30	£7.50	£104.30	£9,778.13	£117,337.50	Under Offer
Total	1,125	£79.50	£17.30	£7.50	£104.30	£9,778.13	£117,337.50	

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

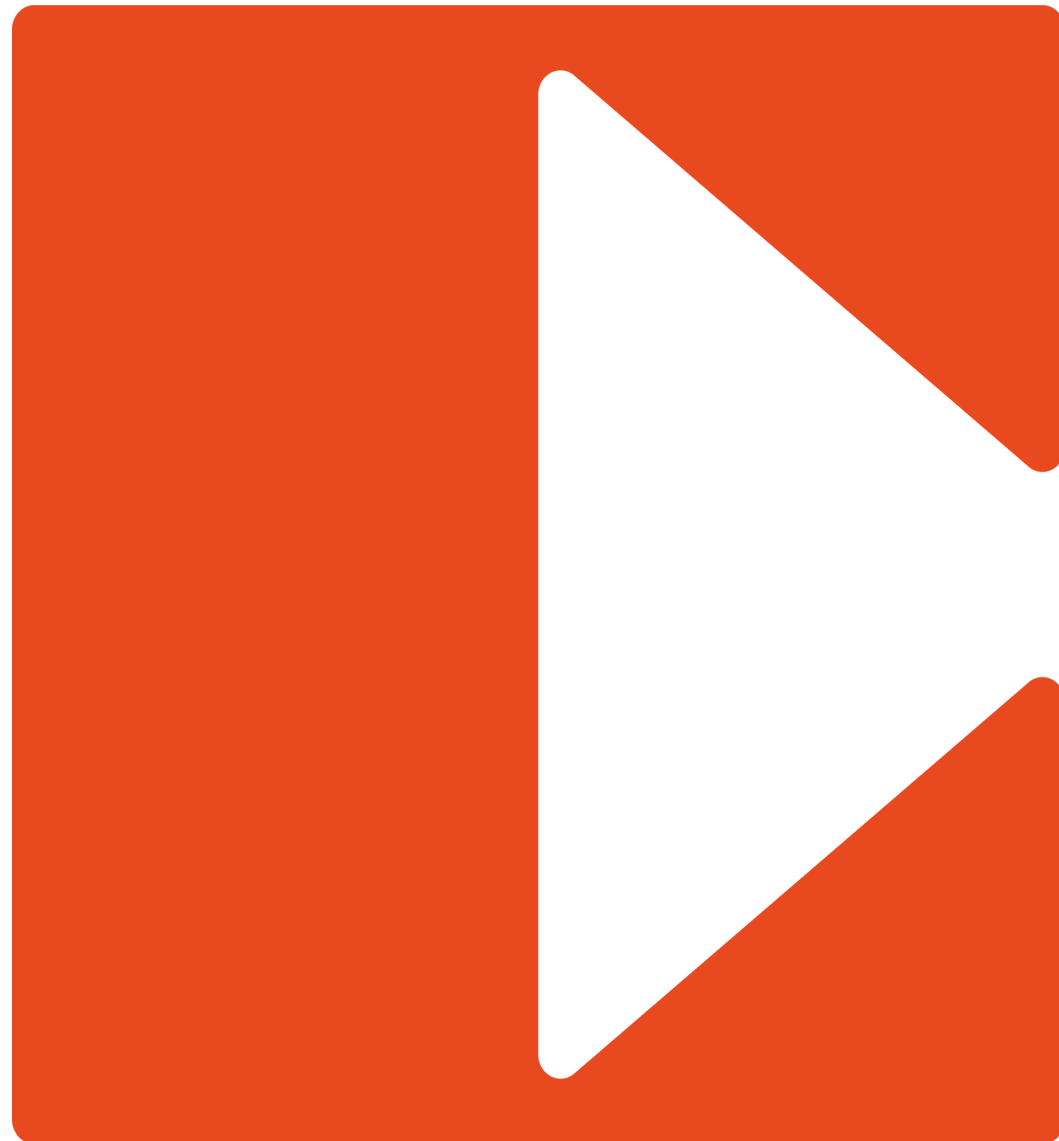
Sarah Hill
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Elliott Stern
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Joshua Miller
testing+4577@kato.app
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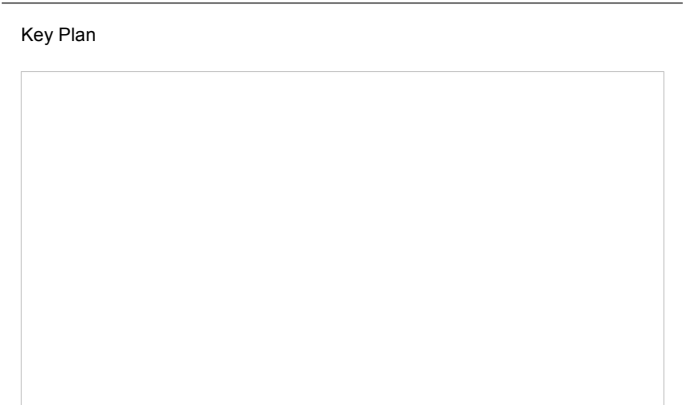
Adam Noble (Susskind.)
01234567890

Elle Whayman (Susskind.)
01234567890





Kitchenette 5 units:
 quooker + fridge + dishwasher
 Bespoke carcass and timber veneered fronts
 Stone shelf above



Do not scale from this drawing.
 Check drawing on receipt and immediately report any discrepancies to the Architect.
 Verify all dimensions and levels on site prior to construction.
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Notes

B	28/03/2023	Amendments made to: Kitchenettes and Office doors
A	20/02/2023	
Rev.	Date	Approved Note

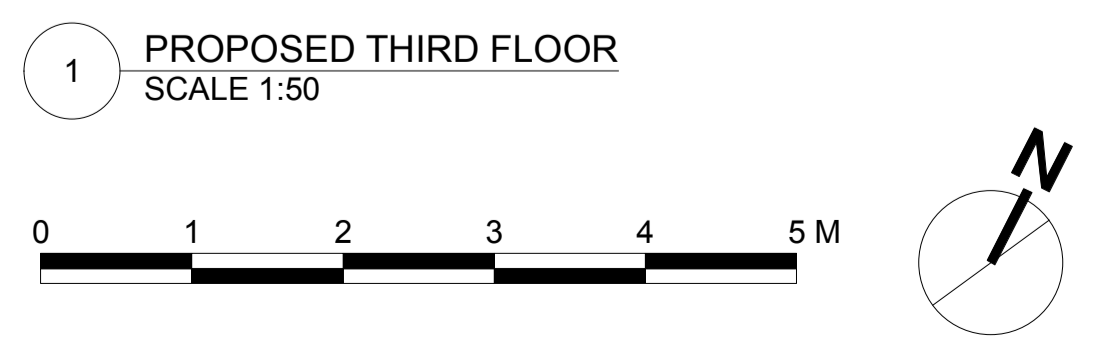
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Client
Sterling

Project
40-42 Charterhouse Street

Drawing Title
PROPOSED THIRD FLOOR STUDY

Drawing Status	Drawn	Checked	Revision
			B
Project No.	Date	Scale @ A1	Scale @ A3
4728	03/08/23	1:50	1:100
Drawing Number 4728-ST-PR-02-103			



1 PROPOSED THIRD FLOOR
 SCALE 1:50