

Commercial Office Space

900 sq. ft. / 83.61 sq. m.

**Fitted & furnished offices by Farringdon Station**

# TO LET

**12 Greenhill Rents, Farringdon, London EC1M 6BN**



## LOCATION

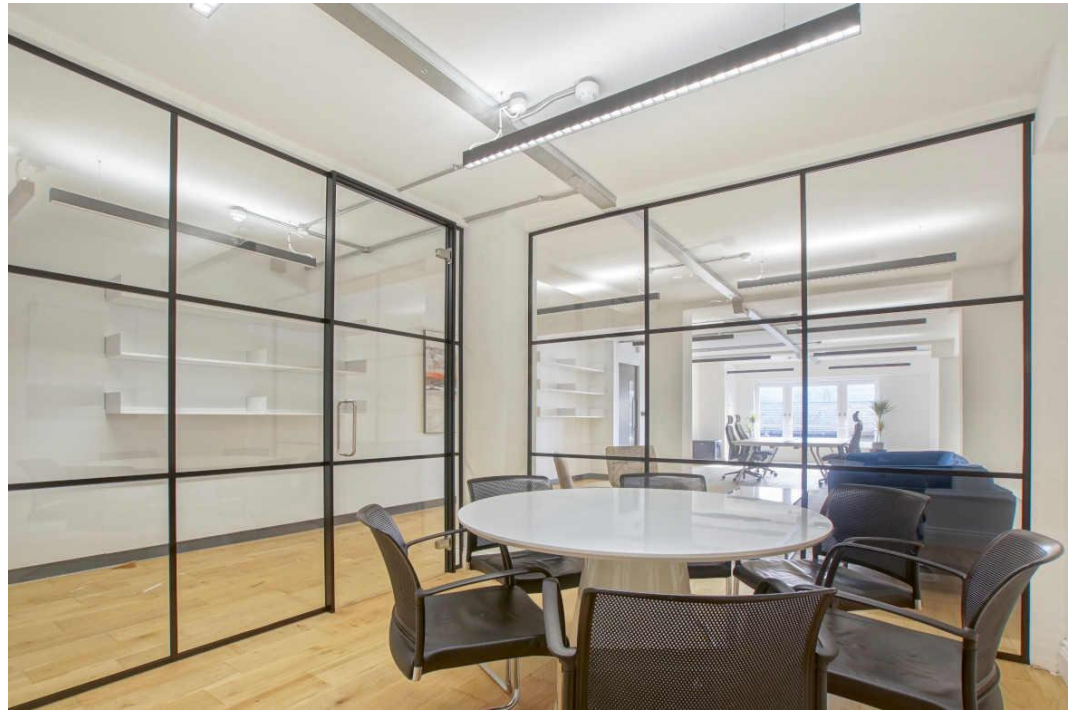
The building is located on Greenhill Rents, fronting onto Charterhouse Street above the renowned Fabric Nightclub. Situated in the centre of Farringdon, there is a great selection of cafes and restaurants within the immediate vicinity. Farringdon Station is just a couple of minutes' walk.

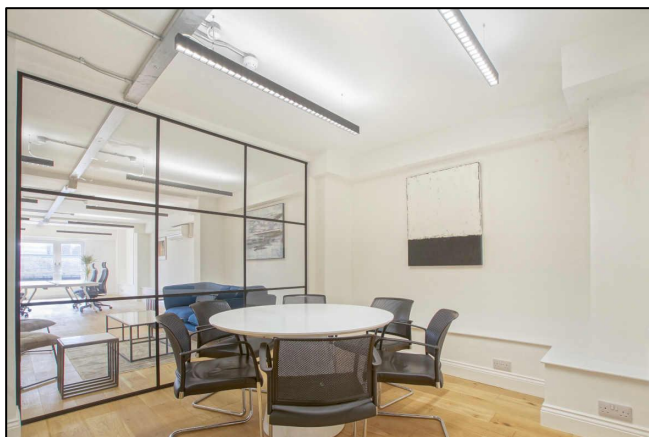
## TRANSPORT

Farringdon Station (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rai)  
Barbican Station (Circle, Hammersmith & City and Metropolitan lines)  
Chancery Lane (Central line)  
St. Paul's (Central line)

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

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## DESCRIPTION

Accessed from Greenhill Rents courtyard, the building benefits from excellent natural daylight overlooking Smithfield market.

The space has been fully fitted and furnished with meeting rooms, breakout seating and desks. The spaces also benefit from tea points, bike racks and showers.

## AMENITIES

- Refurbished office suite
- Fitted & furnished
- Excellent natural daylight
- Modern LED lighting
- 1x meeting room
- Power & data cabling
- Fibre internet connection
- Bike racks & shower facilities

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	900	83.61

## LEASE

A new flexible lease is available.

## RENT

Per Sq. Ft.	Per Annum
£55.00	£49,500

## SERVICE CHARGE

Per Sq. Ft.	Per Annum
£6.50	£5,850

Service charge includes fibre connectivity costs.

## RATES

The estimated rates payable for 2025/26 are:

Per Sq. Ft.	Per Annum
£12.80	£11,518

Interested parties must verify these figures from The London Borough of Islington.

## TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£66,868	£5,572.33

## PLEASE CONTACT

ANTON PAGE 020 7336 1313

Alfie Newton  
[anewton@antonpage.com](mailto:anewton@antonpage.com)

Stephen Page  
[spage@antonpage.com](mailto:spage@antonpage.com)