

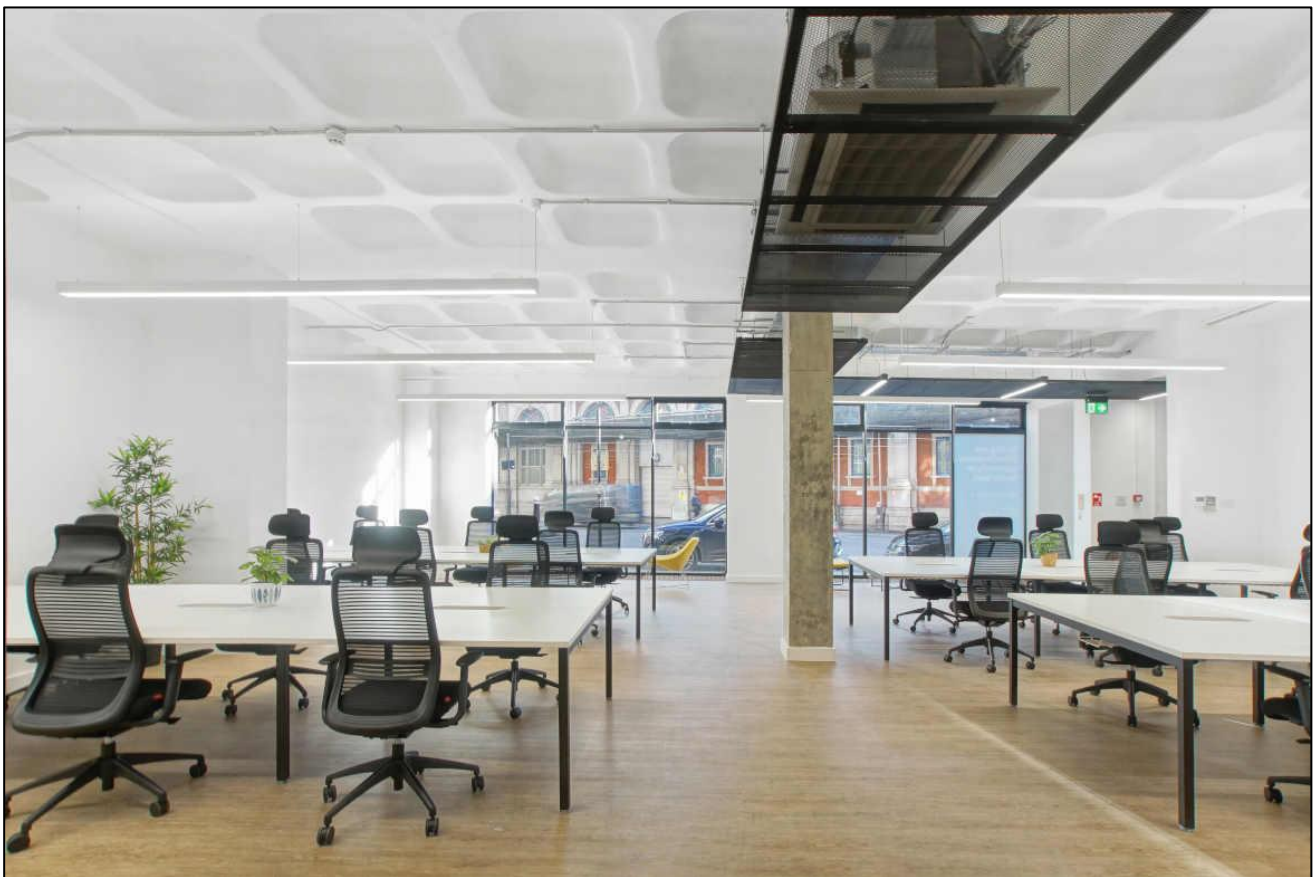
Commercial Office Space

2,676 sq. ft. / 248.61 sq. m.

Fitted office / showroom moments from Farringdon Station

TO LET

Ground Floor, 99 Charterhouse Street, Farringdon EC1M 6HR



LOCATION

The building is prominently located on Charterhouse Street, close to the junction with St John Street and overlooking Smithfield Market. 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 walking distance.

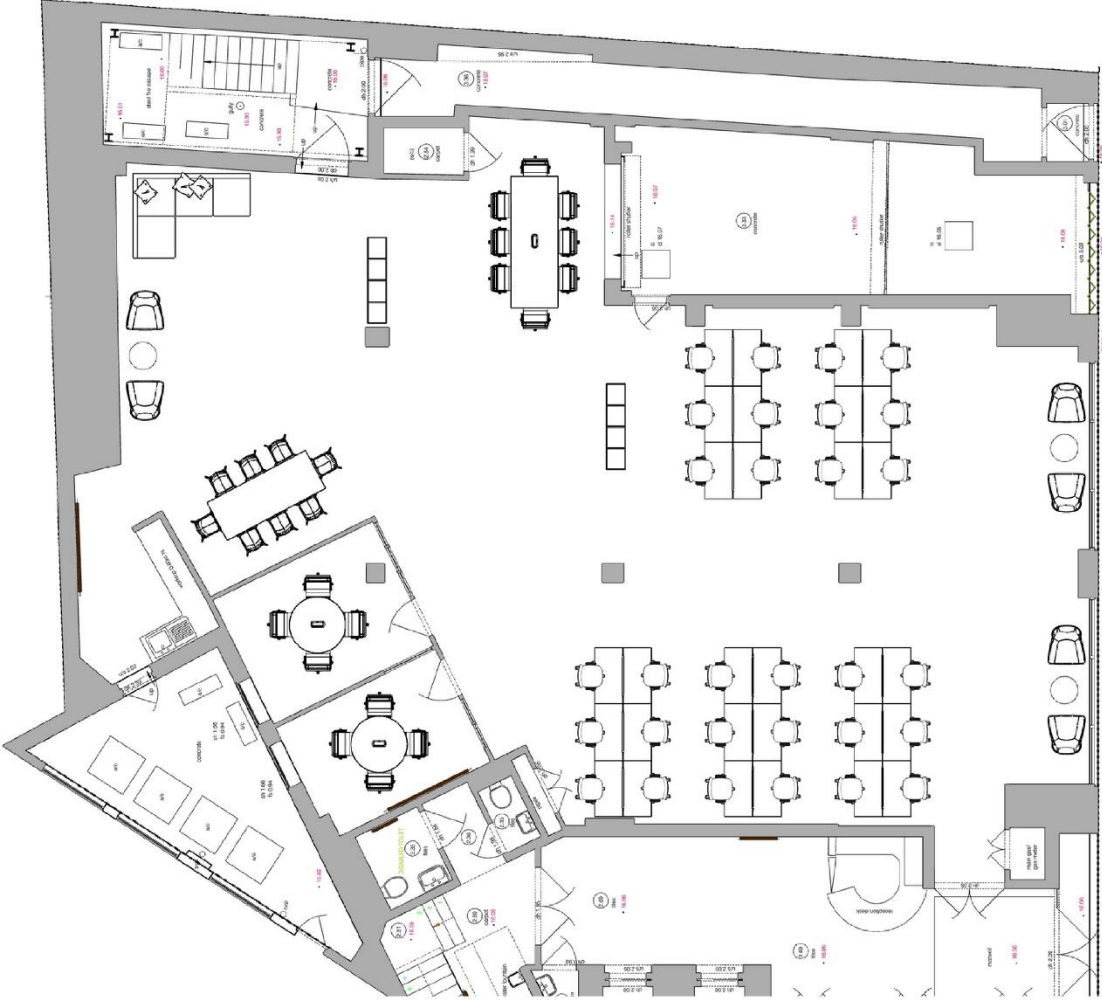
TRANSPORT

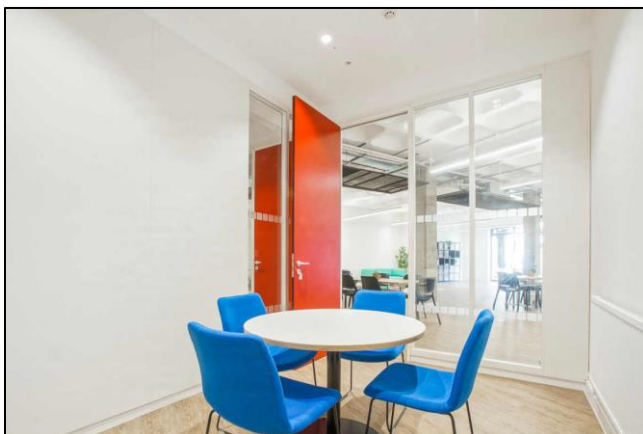
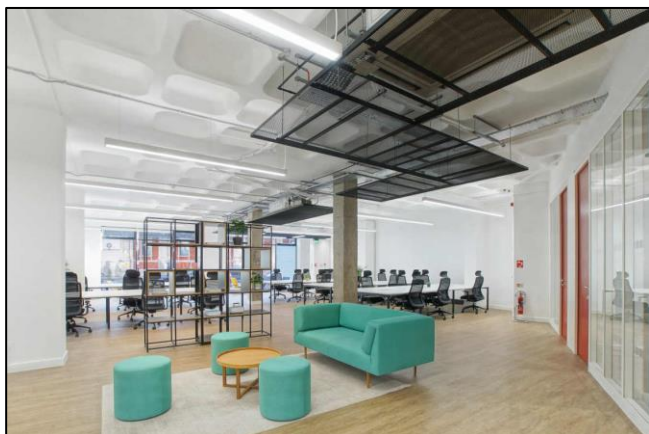
Farringdon Station (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rai)
Barbican Station (Circle, Hammersmith & City and Metropolitan lines)
Chancery Lane (Central line)
St. Paul's (Central line)

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

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FLOOR PLAN





DESCRIPTION

The ground floor offers prominent frontage onto Charterhouse Street which benefits from high volumes of footfall.

The space benefits from fibre internet, two meeting rooms and a newly installed kitchenette.

AMENITIES

- Moments from Farringdon Station
- 30+ workstations
- Air conditioning
- Power & data cabling
- Open plan floor
- 2 x meeting rooms
- Kitchenette
- Commissionaire

FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	2,676	248.61

LEASE

A new flexible lease is available.

RENT

£45 per sq. ft.

SERVICE CHARGE

The estimated service charge for the year 2024/25 is £12.42 per sq. ft.

RATES

The estimated rates payable for 2024/25 are:

Floor	Per annum	Per Sq. Ft.
Ground	£43,939.92	£16.42

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

TOTAL OCCUPATIONAL COSTS

Floor	Per annum	PCM
Ground	£195,026.88	£16,252

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Stephen Page
spage@antonpage.com

Harrison Turner
hturner@antonpage.com