

# ELLIS BROWN

## OFFICE TO LET

Fitted Media style office floor, less than a 2 minute walk from Farringdon Station.

46-47 Britton Street, EC1M 5UJ  
1,280 sq ft



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**Ellis Brown**  
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**46-47 Britton Street, EC1M 5UJ**  
**1,280 sq ft**

### Description

46-47 Britton Street offers media style accommodation just moments from Farringdon Station with charming views over Saint John's Garden. The office benefits from wooden flooring, good floor to ceiling height and excellent natural daylight throughout. The fitted floor offer 2 meeting rooms, kitchenette, demised w/c's and shower and a passenger lift.

### Location

Britton Street runs south adjacent to Clerkenwell Road and parallel to St. John Street and Turnmill Street. Farringdon is a renowned hub for creative, tech and design companies. 46-47 Britton Street couldn't be better placed to benefit from the mix of these occupiers, as well as the many cafe's, restaurants and bars in the nearby area. St. John's Gardens is directly opposite.

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
1st	1,280	118.92	£49.50	£17.06	£5.50	£7,686.40	£92,236.80	Available
<b>Total</b>	<b>1,280</b>	<b>118.92</b>	<b>£49.50</b>	<b>£17.06</b>	<b>£5.50</b>	<b>£7,686.40</b>	<b>£92,236.80</b>	

### Features

Air conditioning  
Wooden flooring  
Kitchenette  
Demised w/c's and Shower  
Fantastic natural light  
2 x Meeting rooms  
Passenger Lift

### EPC

On application

### Terms

New flexible lease terms available by arrangement.

### VAT

On application

### Contact

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