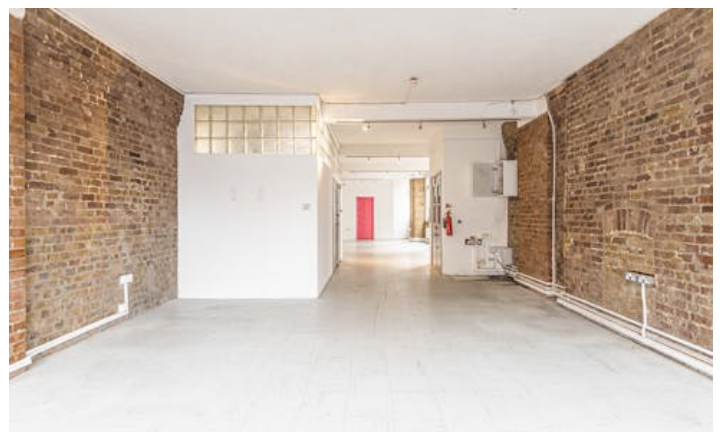
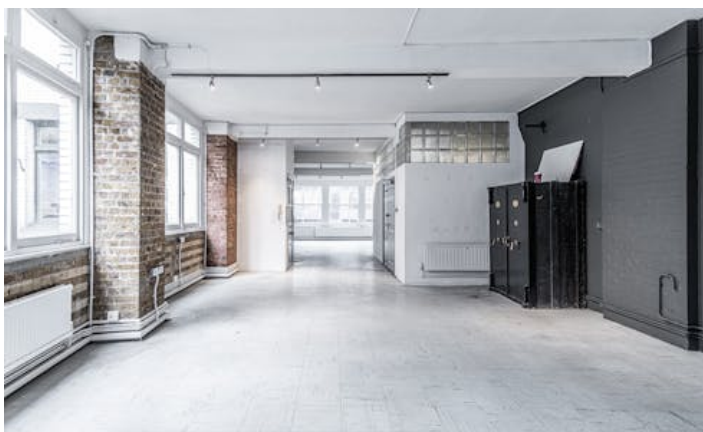


OFFICES TO LET

Short term warehouse style office space
available immediately less than 2 minutes from
Farringdon Station

57 Farringdon Road, EC1M 3JB
928 - 1,922 sq ft



Ellis Brown
18-20 St. John Street
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Description

The 2nd and 3rd floors offer short term warehouse style office accommodation. The floors benefit from excellent natural light from dual aspect windows, generous floor to ceiling heights, fitted kitchens and demised WCs.

Both floors are available on a new lease direct from the landlord until March 2027.

Location

57 Farringdon Road sits in a prime Central London location, less than a 2 minute walk from Farringdon Station. The area is characterized by a thriving community of cafes, restaurants and bars with both Leather Lane and Exmouth Market just short walks away.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Total month	Total year	Availability
3rd	994	92.35	£35.21	£15.19	£4,174.80	£50,097.60	Available
2nd	928	86.21	£37.71	£15.73	£4,132.69	£49,592.32	Available
Total	1,922	178.56	£36.46	£15.46	£8,307.49	£99,689.92	

Features

- Prime Farringdon location
- Excellent natural light
- Exposed brickwork
- Generous floor to ceiling heights
- Excellent transport connectivity

EPC

C

Terms

On application

VAT

On application

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