Tel: 020 7336 1313
www.antonpage.com

Commercial Office & Retail Space
1,520 sq. ft. / 141.21 sq. m.
Great value Studio moments from Crossrail – ONLY £28.50 psf

TO LET

41B Charterhouse Square, Farringdon, London EC1M 6EA



LOCATION

The building is prominently located on the corner of Long Lane and Hayne Street, directly opposite Farringdon Station's Elizabeth Line entrance, and the TikTok UK head office.

There are a good selection of cafes, restaurants and amenities within the immediate vicinity, centred around Smithfield Market, Charterhouse Square and Farringdon.

TRANSPORT

Farringdon station (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Barbican station (Circle, Hammersmith & City and Metropolitan lines)
St Paul's (Central line)

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DESCRIPTION

The studio is located in the lower ground floor this beautiful converted hat factory on southern side of Charterhouse Square.

The accommodation has undergone recent refurbishment works and the layout is flexible would suit a variety of occupiers.

AMENITIES

- Moments from Farringdon's Elizabeth Line
- Flexible lease terms
- Under floor heating
- Modern suspended strip lighting
- Polished screed flooring
- Fitted kitchenette
- Demised WC
- 24/7 access

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Lower Ground	1,520	141.21

LEASE TERMS

Flexible tenancy agreements available.

RENT

Per sq. ft.	Per Annum
£28.50	£43,320

SERVICE CHARGE

Per sq. ft.	Per Annum
£1.55	£2,356

BUSINESS RATES (2026/27)

Per sq. ft.	Per Annum
£6.20	£9,424

TOTAL OCCUPATIONAL COSTS

Per sq. ft.	Per Annum
£55,100	£4,592

VAT

The property is elected for VAT.

PLEASE CONTACT

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