Tel: 020 7336 1313

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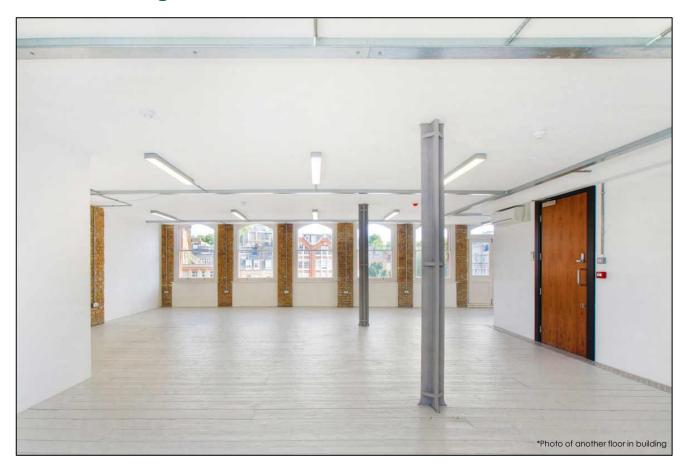


Commercial Office Space 891 sq. ft. / 82.77 sq. m.

Small office suite to let moments from Farringdon Station

FOR RENT

99-101 Farringdon Road, London EC1R 3BT



LOCATION

Situated on Farringdon Road, the building is in the heart of Farringdon and Clerkenwell's lively social scene. There is a diverse mix of restaurants, bars, hotels, gyms and cultural amenities. The property is just a short walk from Farringdon Station and the Elizabeth line, providing fantastic links to the rest of London and beyond.

TRANSPORT

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Kings Cross St Pancras (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria lines, National Rail and Eurostar)
Change and Lang Station (Control line)

Chancery Lane Station (Central line)





DESCRIPTION

The second floor provides an open plan office space in a converted warehouse building.

The space has warehouse features, comfort cooling, kitchenette and a demised W/C. There is also a dedicated fibre line which serves the floor.

The space is available from April 2025.

AMENITIES

- Original warehouse features
- Whitewashed timber flooring
- Exposed yellow brick
- Fibre internet connection
- Comfort cooling
- Strip lighting
- Kitchenette
- Demised W/C
- Entry phone system
- Passenger lift

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	891	82.77

LEASE

New flexible lease terms available.

RENT

Per Annum	Per sq. ft.
£44,104.50	£49.50

SERVICE CHARGE

Per Annum	Per sq. ft.
£4,009.50	£4.50

BUSINESS RATES

Per Annum	Per sq. ft.
£14,096.75	£15.82

TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£62,211	£5,185

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Alfie Newton anewton@antonpage.com