

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**



\*Photo of another floor in building

## 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)  
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

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