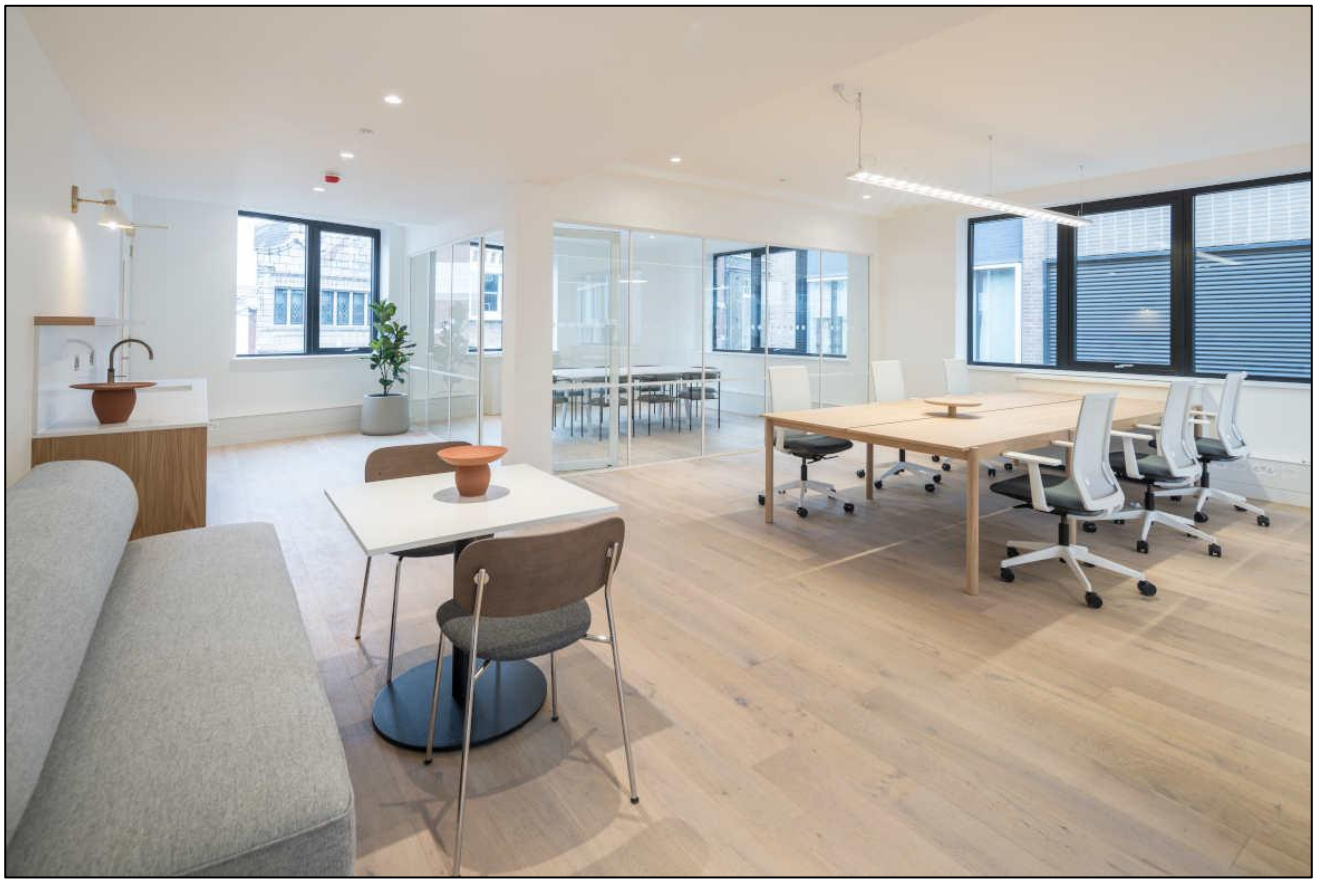
Commercial Office Space
1,276 sq. ft. / 118.54 sq. m.
Plug & Play office accommodation moments from Crossrail

TO LET

42 Charterhouse Street, Farringdon, London EC1M 6JN



LOCATION

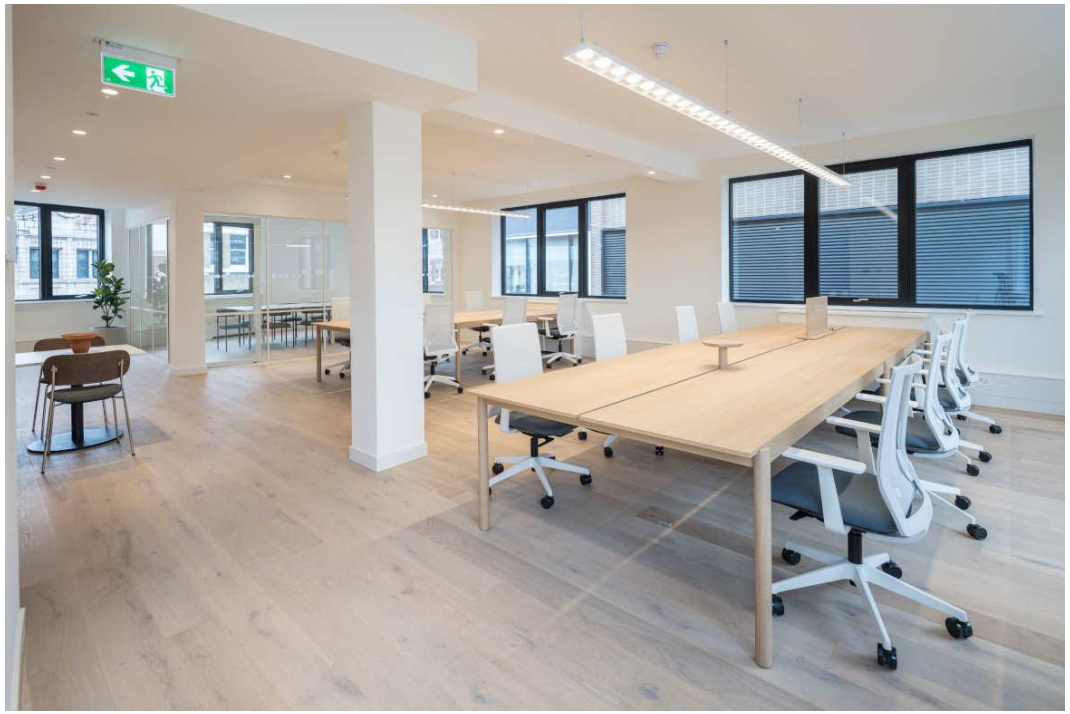
Farringdon Station, which is under 5 minutes' walk from the building is one of London's main transport hubs, with the Elizbeth Line, Thameslink and London Underground all passing through it. The building also sits in close proximity to Barbican Station and directly across from the new Farringdon Crossrail entrance.

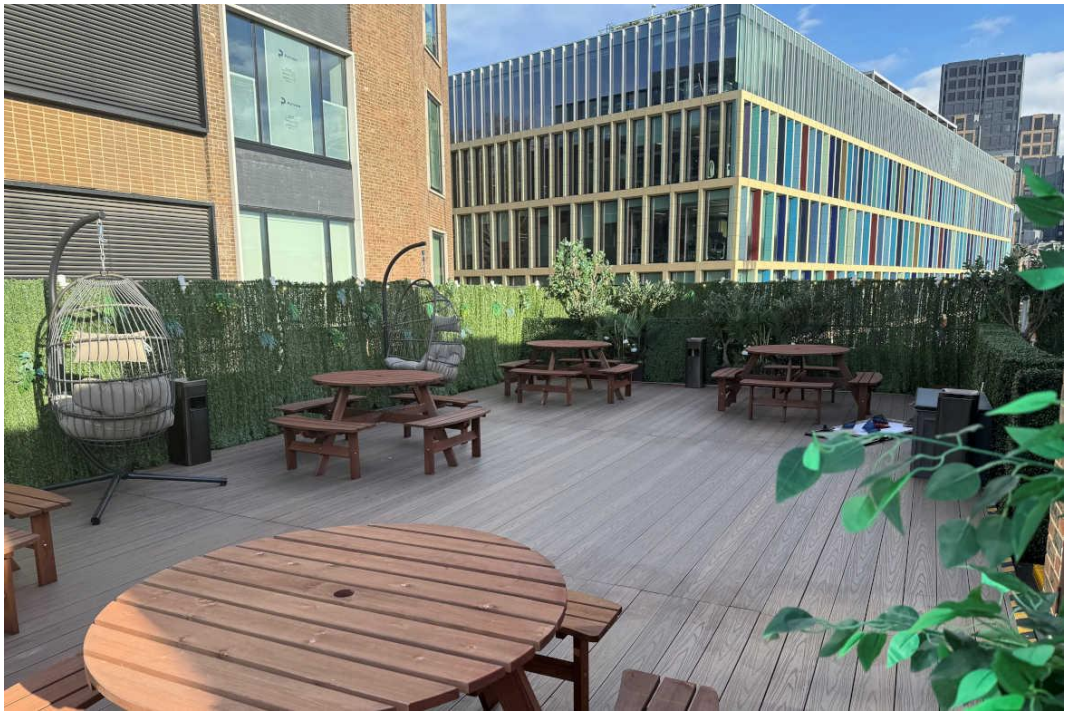
There are a good selection of cafes, restaurants and amenities within the immediate vicinity, centred around Smithfield Market, Charterhouse Square and Farringdon.

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)

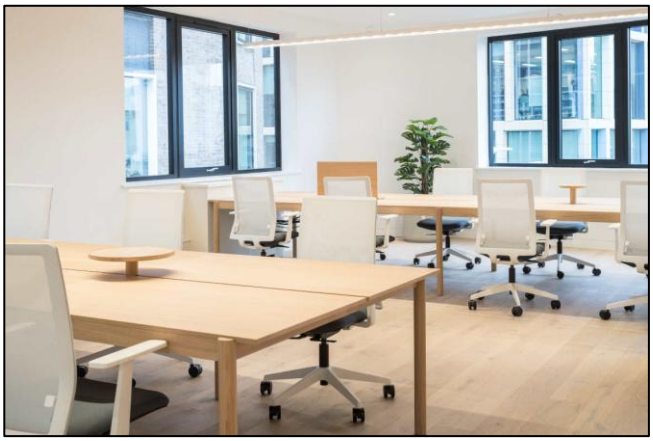
Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.













DESCRIPTION

The second floor is offered fully fitted and includes 16 workstations, 1 board room, 2 meeting rooms / private offices and a kitchenette / breakout room.

The building benefits from lift access, bike storage and shower facilities and the floor includes demised WC facilities as well as air conditioning and new LED lighting. Tenants also benefit from access to a communal roof terrace.

AMENITIES

- 16 workstations
- 1 board room
- 2 meeting rooms / private offices
- Separate kitchenette / breakout room.
- Access to a communal roof terrace
- Fibre included in the service charge
- 2 demised WCs
- Fantastic natural light
- Lift access
- Access to bike storage and shower facilities

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	1,276	118.54

LEASE TERMS

Available by way of a sublease or assignment until 3rd August 2028.

Alternatively, a new effective Full Repairing and Insuring lease direct from the Landlord.

RENT

Per sq. ft.	Per Annum
£67.50	£86,130

SERVICE CHARGE

Per sq. ft.	Per Annum
£9.37	£11,956

BUSINESS RATES (2026/27)

Per sq. ft.	Per Annum
£19.06	£24,321

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£122,407	£10,201

VAT

The property is elected for VAT.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Ned Walters
nwalters@antonpage.com

COMPTON

02071012020