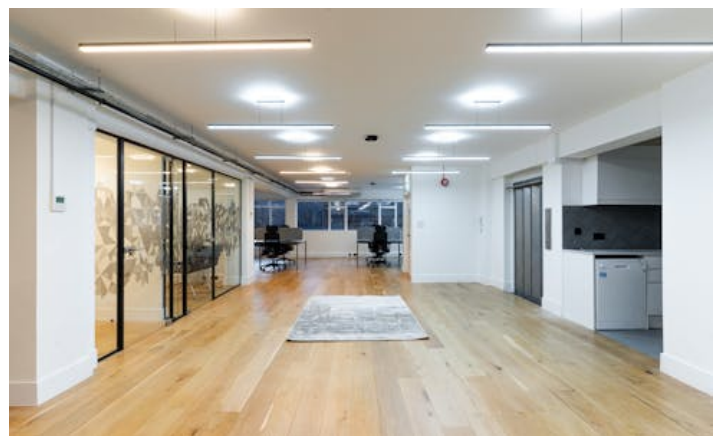


# ELLIS BROWN

## OFFICE TO LET

Fitted Media style office floor, less than a 2 minute walk from Farringdon Station.

46-47 Britton Street, EC1M 5UJ  
1,280 sq ft



Ellis Brown  
18-20 St. John Street  
London, EC1M 4NX

T. 020 3745 0060  
[agency@ellisbrowncommercial.com](mailto:agency@ellisbrowncommercial.com)

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Description

46-47 Britton Street offers media style accommodation just moments from Farringdon Station with charming views over Saint John’s Garden. The office benefits from wooden flooring, good floor to ceiling height and excellent natural daylight throughout. The fitted floor offer 2 meeting rooms, kitchenette, demised w/c’s and shower and a passenger lift.

Location

Britton Street runs south adjacent to Clerkenwell Road and parallel to St. John Street and Turnmill Street. Farringdon is a renowned hub for creative, tech and design companies. 46-47 Britton Street couldn't be better placed to benefit from the mix of these occupiers, as well as the many cafe's, restaurants and bars in the nearby area. St. John's Gardens is directly opposite.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
1st	1,280	118.92	£49.50	£17.06	£5.50	£7,686.40	£92,236.80	Available
Total	1,280	118.92	£49.50	£17.06	£5.50	£7,686.40	£92,236.80	

Features

- Air conditioning
- Wooden flooring
- Kitchenette
- Demised w/c's and Shower
- Fantastic natural light
- 2 x Meeting rooms
- Passenger Lift

EPC

On application

Terms

New flexible lease terms available by arrangement.

VAT

On application

Contact

Christopher Antoniou  
07922 584 901  
christopher@ellisbrowncommercial.com

Freddie Grant  
07956 201 774  
fgrant@ellisbrowncommercial.com



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