

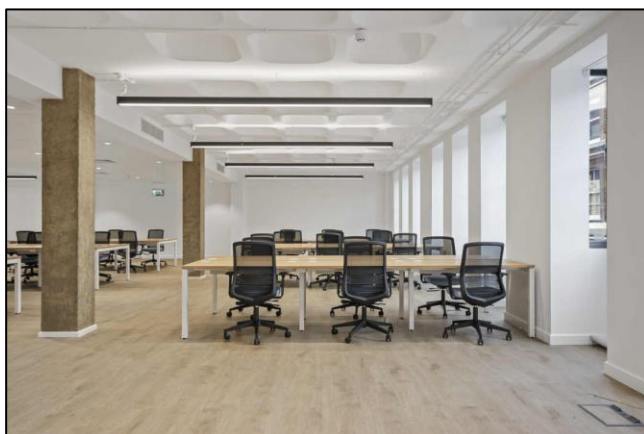
Commercial Office Space

2,269 / 3,207 / 5,476 sq. ft.

Fitted workspace, moments from Farringdon Station

TO LET

99 Charterhouse Street, Farringdon, London EC1M 6HR



LOCATION

The building is prominently located on Charterhouse Street, close to the junction with St John Street and overlooking Smithfield Market. Situated in the centre of Farringdon, there is a great selection of cafes and restaurants within the immediate vicinity. Farringdon Station is just a couple of minutes walking distance.

TRANSPORT

Farringdon Station (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

Barbican Station (Circle, Hammersmith & City and Metropolitan lines)

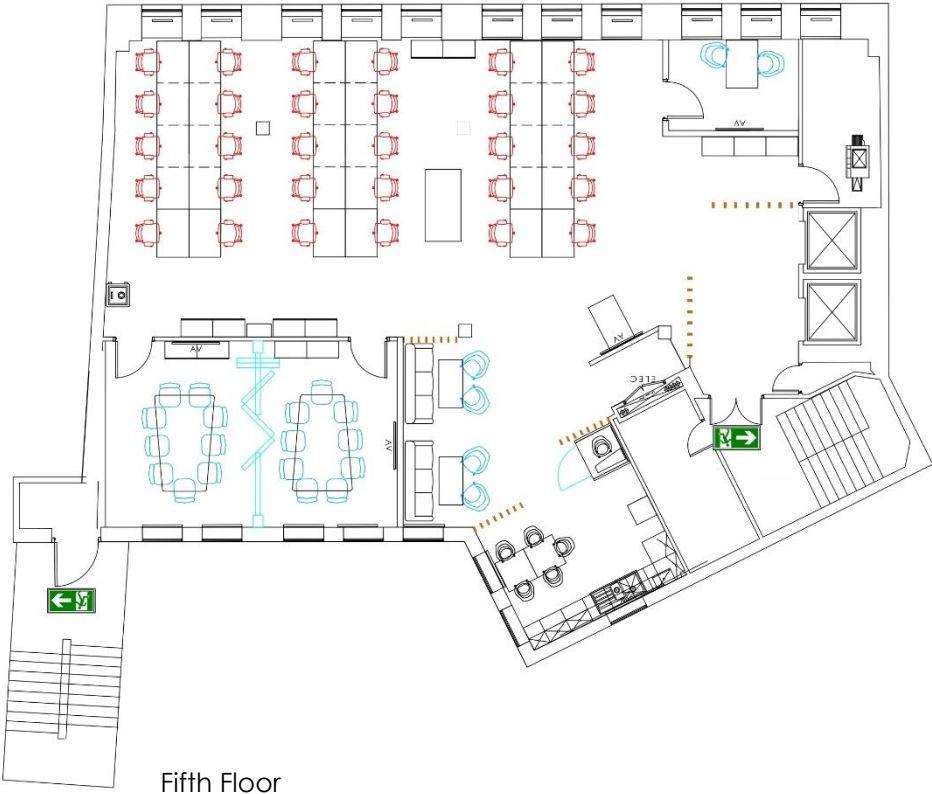
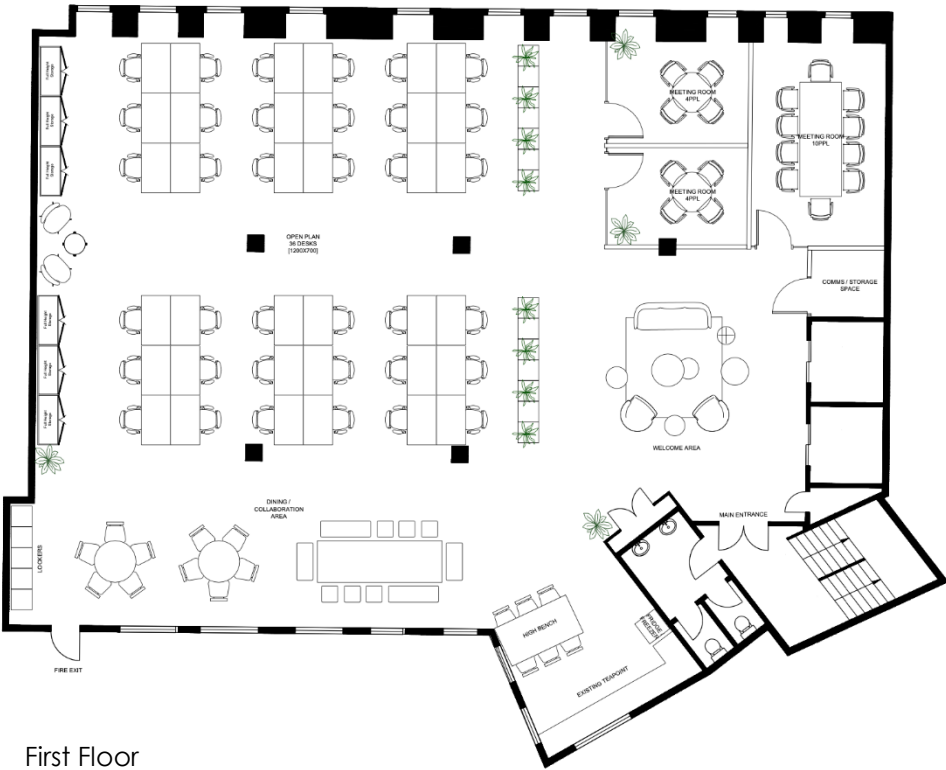
Chancery Lane (Central line)

St. Paul's (Central line)

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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FLOOR PLAN





DESCRIPTION

Both floors benefit from excellent natural daylight offering panoramic views over Smithfield Market and towards The City.

The office is offered as a fully fitted and furnished flexible workspace.

First and fifth floors benefit from 3 meeting rooms /private offices.

AMENITIES

- Moments from Farringdon Station
- Panoramic views of St Pauls
- Air conditioning
- Fully accessible raised floors
- Power & data cabling
- Modern suspended strip lighting
- Open plan floor
- 3 meeting rooms on each floor
- New stylish kitchen
- Male & female WCs
- 2 x passenger lifts
- Commissionaire

FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fifth	2,269	210.80
First	3,207	297.94

LEASE

A new flexible lease is available.

RENT

£49.50 per sq. ft.

SERVICE CHARGE

The estimated service charge for the year 2025/26 is £11.67 per sq. ft.

RATES

The estimated rates payable for 2025/26 are:

Floor	Per annum	Per Sq. Ft.
Fifth	£35,490.00	£15.64
First	£61,152.00	£19.06

Interested parties must verify these figures from The London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Floor	Per annum	PCM
Fifth	£174,281.89	£14,523.49
First	£257,297.61	£21,441.47

PLEASE CONTACT

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