

Commercial Office Space  
2,055 sq. ft. / 190.92 sq. m.  
**Office for sale in central Farringdon**

# FOR SALE

**The Piano Works, 113-117 Farringdon Road, London EC1R 3BX**



## LOCATION

Situated on the corner of Farringdon Road and Ray Street, 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.

## 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

Constructed in 1865, the building was originally known as The Ray Street Type Foundry. It is now a Grade II listed building and home to a variety of office users who all own part of this historic building.

The office is located on the upper ground floor and benefits from an open plan layout with double height space and a mezzanine. The space also benefits from a large meeting room as well as a kitchenette and breakout space.

## AMENITIES

- Double height space in part
- Original warehouse features
- Exposed wooden beams
- Exposed steel columns
- Mezzanine
- Air conditioning & heating
- Perimeter trunking
- Data cabling in situ
- Wooden flooring
- Large meeting room / boardroom
- Entryphone system

## NET INTERNAL FLOOR AREAS

Unit 13            2,055 sq. ft.    190.9 sq. m.

## VIRTUAL FREEHOLD

The property is held on a 999 year lease from June 2004, approximately 977 years remain.

## PRICE

£1,225,000 plus VAT

£595 per sq. ft.

## RATES

Interested parties should verify this with The London Borough of Islington.

## LEGAL COSTS

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

## PLEASE CONTACT

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