

Commercial Office Space  
1,825 sq. ft. / 169.5 sq. m.

**Media style office in prime Farringdon location available on flexible terms**

# TO LET

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

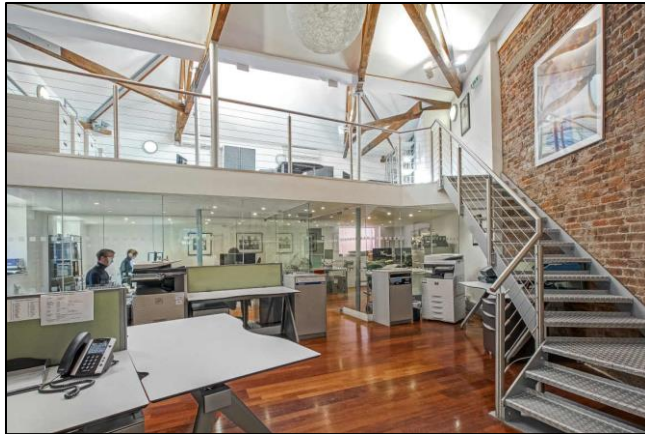


## LOCATION

The building is prominently located on the corner of Farringdon Road and Ray Street, close to the junction with Clerkenwell Road. Clerkenwell Green and Exmouth Market are a stone's throw away. The Green provides a delightful village style environment with a historic feel and Exmouth Market is home to many fantastic bars and restaurants, not forgetting all the fantastic lunchtime food stalls.

## TRANSPORT

Farringdon Station (Metropolitan, Hammersmith & City, Circle lines and National Rail)  
Kings Cross Station (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria lines and National Rail)  
Chancery Lane Station (Central line)



## DESCRIPTION

The office is located on the ground floor of a converted warehouse that was previously used as a piano factory.

The office benefits from a variety of original features including exposed wooden beams, exposed steel columns, original steel doors and double height space in part. The demise presents an ideal opportunity for a company seeking flexible office space.

## AMENITIES

- Exposed wooden beams
- Air Conditioning
- High ceilings
- Glass partitioned meeting room
- Good natural daylight
- Perimeter trunking
- Partitioned meeting room
- Modern lighting
- Wooden flooring
- Kitchenette

## APPROXIMATE FLOOR AREAS

Ground floor      1,825 sq. ft.      169.5 sq. m.

Note: An additional 755 sq. ft. is available in an adjoining space.

## LEASE

A new flexible lease is available.

## RENT

£82,000 per annum plus VAT.

£45 per sq. ft.

## RATES

We are advised that the rates payable for the current year equate to approx. £32,000.

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

## SERVICE CHARGE

The service charge is fixed at £7,300 per annum plus VAT and subject to annual RPI increases.

## PLEASE CONTACT

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