Commercial Office Space
615 – 2,615 sq. ft.
**Cost-effective, refurbished offices to let in Farringdon**

# TO LET

## 15 Bowling Green Lane, Farringdon, London EC1R 0BD




### LOCATION

The building is situated on Bowling Green Lane, running adjacent to Farringdon Road. The immediate area boasts a wealth of bars, restaurants and cafes as well as the popular Exmouth Market. Just a short distance from Farringdon Station, the area benefits from the newly opened Elizabeth Line, providing excellent transport links to the rest of London and beyond.

### 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)



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## DESCRIPTION

Located moments from Exmouth Market and a short walk from Farringdon Station, 15 Bowling Green Lane provides cost effective office space on flexible terms.

The spaces benefit from modern LED lighting, new flooring throughout, heating and AC and fibre internet.

## AMENITIES

- Bright open plan suite
- Floor boxes with network cabling
- New LED light fittings
- Central heating
- Air conditioning / heating
- Entryphone system
- Demised WCs
- New kitchenette
- Openable windows

## APPROXIMATE FLOOR AREAS

| Floor | Sq. Ft. | Sq. M. |
|---|---|---|
| Ground Rear | 1,277 | 199 |
| G&LG Front | 615 | U/O |
| LG Rear | 1,338 | 124 |

## LEASE

A new lease is available for a term by arrangement.

## RENT

| Floor | Per Annum | Per sq. ft. |
|---|---|---|
| Ground Rear | £31,286.50 | £24.50 |
| G&LG Front | Under Offer | |
| LG Rear | £15,788.40 | £11.80 |

## SERVICE CHARGE

| | Per Annum | Per sq. ft. |
|---|---|---|
| Ground Rear | £5,108 | £4.00 |
| G&LG Front | Under Offer | |
| LG Rear | £5,352 | £4.00 |

## RATES

We have been advised that the business rates payable for the year 2026/27 are:

| | Per Annum | Per sq. ft. |
|---|---|---|
| Ground Rear | £16,796 | £13.15 |
| G&LG Front | Under Offer | |
| LG Rear | TBC | TBC |

Interested parties must satisfy themselves in respect of business rates with the VOA or London Borough of Islington.

## PLEASE CONTACT

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