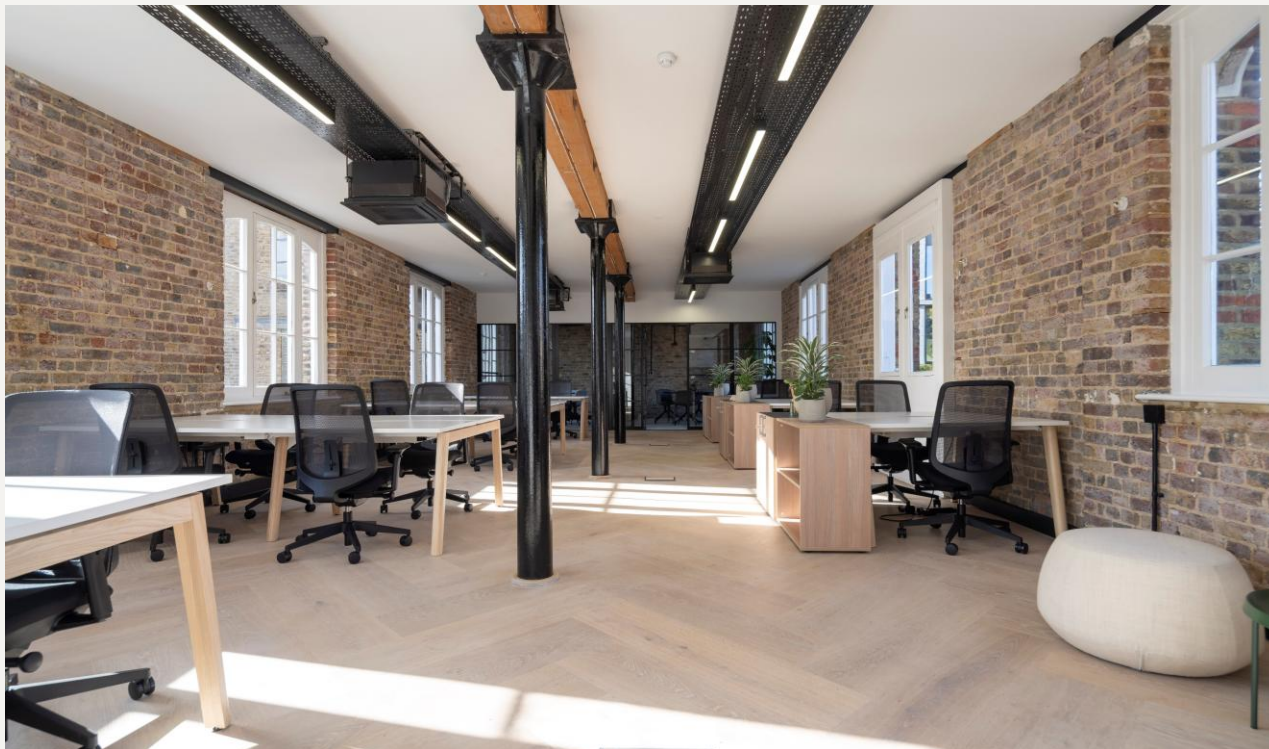


A modern office space with exposed brick walls, black industrial pillars, and wooden desks. The room is bright with large windows and has a clean, minimalist aesthetic. Several potted plants are placed on the desks. The floor is made of light-colored wood planks.

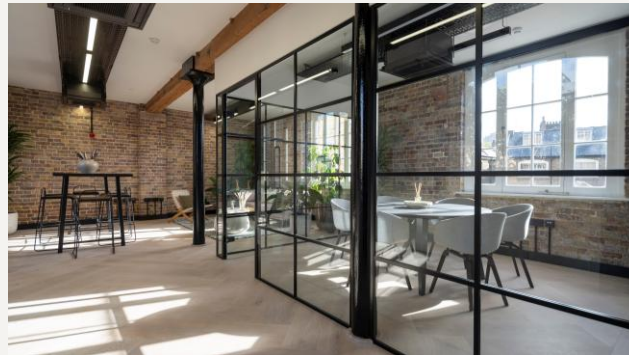
Susskind.

16 Bowling Green Lane EC1

The 2nd Floor at 16 Bowling Green Lane has been newly refurbished to a high standard while carefully preserving its original character. Distinctive features such as the exposed brickwork, timber beams, and steel columns give the space a unique blend of modern style and historic charm.



Ideally situated just a short walk from Farringdon Station, this thoughtfully designed floor comes fully fitted and ready for immediate occupation. The layout includes 20 desks, 3 meeting rooms, a comfortable breakout area with soft seating, a well-equipped demised kitchen, and modern WC facilities.



16 Bowling Green Lane EC1

Summary

Newly refurbished and fully-fitted warehouse-style space, located in the heart of Farringdon.

Features

- Newly refurbished
- Fully-fitted
- Modern LED strip lights
- Comfort cooling
- Demised Kitchenette
- Meeting Rooms
- Passenger lift
- Demised WC's
- Exposed brickwork
- Cycle storage

Transport

- Farringdon
- Chancery Lane

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

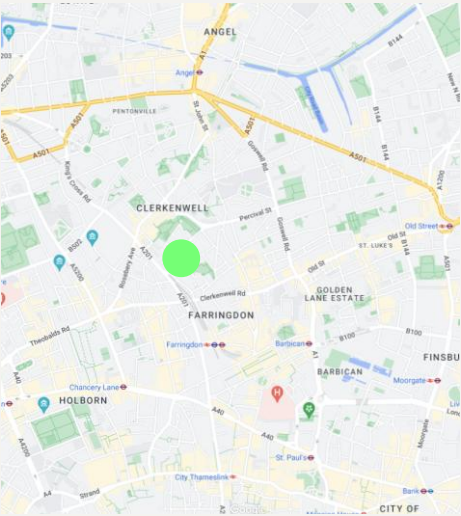
EPC B.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Second	1,601	£67.50	£12.50	£19.00	£13,208.25	Available
Total	1.601	£67.50	£12.50	£19.00	£13,208.25	Available

*Interested parties should make enquiries with the local authority.

Map



Google Maps™ mapping service

16 Bowling Green Lane EC1

Viewing via sole agents

For further information and inspections please contact joint agents:

Adam Noble
07980 991 217
Adam@susskind.london

Elle Whayman
07791 785 253
Elle@susskind.london

Subject to contract

Misrepresentation Act – These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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17 BOWLING
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