

Commercial Office Space

2,055 sq. ft. / 190.92 sq. m.

Office to let in central Farringdon – Rent £19.50 per sq. ft.

TO LET

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)

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

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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

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Unit 13	2,055	190.9

LEASE

Short term tenancy from 6 months

RENT

Per Sq. Ft.	Per Annum
£19.50	£40,000

SERVICE CHARGE

Per Sq. Ft.	Per Annum
£7.27	£14,947.52

RATES

Per Sq. Ft.	Per Annum
£9.53	£19,585.75

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

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£74,533	£6,211

PLEASE CONTACT

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