

OFFICE / STUDIO SPACE

TO LET

Affordable office in the heart of Farringdon

Bright, modern and cost-effective
workspace just a short walk from
Farringdon Station.

 **40 ROSEBERY AVENUE, FARRINGDON, EC1R 4RX**



5 MINUTE
WALK TO
FARRINGDON
STATION



BRIGHT & INSPIRING

Excellent natural
daylight throughout



MODERN LED LIGHTING

Energy efficient
lighting installed



KITCHENETTE

Convenient tea
point for your
day-to-day needs



PRIVATE WC

Exclusive
facilities



PRIME EC1 LOCATION

Short walk to Farringdon
with excellent amenities
on your doorstep



FLEXIBLE LEASE TERMS

Short-form lease
agreement available

UNBEATABLE LOCATION, EXCEPTIONAL CONNECTIONS

Just a short walk from Farringdon Station, with access to the Elizabeth line, Thameslink and 3 Underground lines - connecting you across London and beyond in minutes.

 ELIZABETH LINE

 THAMESLINK

 CIRCLE LINE

 HAMMERSMITH & CITY LINE

 METROPOLITAN LINE

Surrounded by cafes, restaurants, gyms and shops, Farringdon is one of London's most vibrant and sought after business districts.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Alfie Newton anewton@antonpage.com

 SIZE	269 sq. ft. 24.99 sq. m.
 RENT	£18,000 p.a.x £1,500 pcm
 SERVICE CHARGE	Charged sporadically, capped annually at: £2,500 p.a.x £208.33 pcm
 BUSINESS RATES	Should this be your only site, no business rates would be payable, otherwise: £3,500 p.a.x £291.67 pcm

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