THE PIANO WORKS

113-117 Farringdon Road, London EC1R 3BX

VIRTUAL FREEHOLD FOR SALE



SUMMARY

- Virtual Freehold for sale - 999 years
- Situated in the heart of Farringdon's cultural and creative core
- Original warehouse features
- 2,055 sq. ft. over ground and mezzanine levels
- Self-contained office
- A short walk to Farringdon Station
- Excellent transport links across London
- Ideal for owner occupiers
- £995,000 exclusive of VAT
- Reflecting a Capital Value of £484 per sq. ft.

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

The Piano Works benefits from exceptional transport links all within easy reach.

Farringdon, Barbican, Chancery Lane and Angel stations, providing access to all major London transport routes and services.





FARRINGDON

4

minute walk

CHANCERY LANE

10

minute walk

BARBICAN

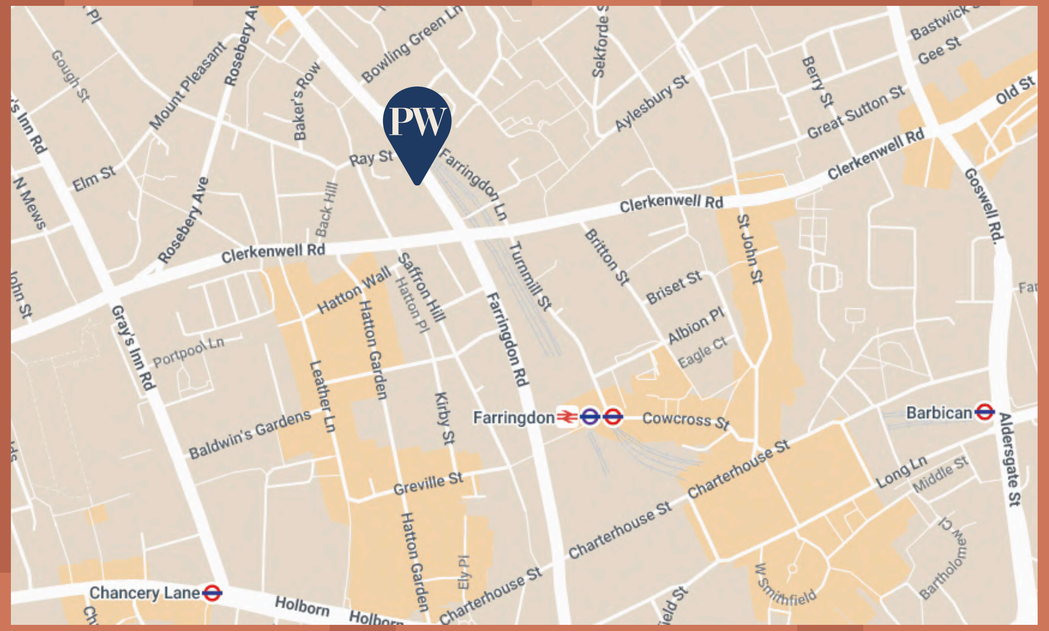
13

minute walk

ANGEL

18

minute walk







THE PROPERTY

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.

SPECIFICATION

- Double height space in part
- Original warehouse features
- Exposed steel columns
- Air conditioning & heating
- Wooden flooring
- Large meeting room / boardroom





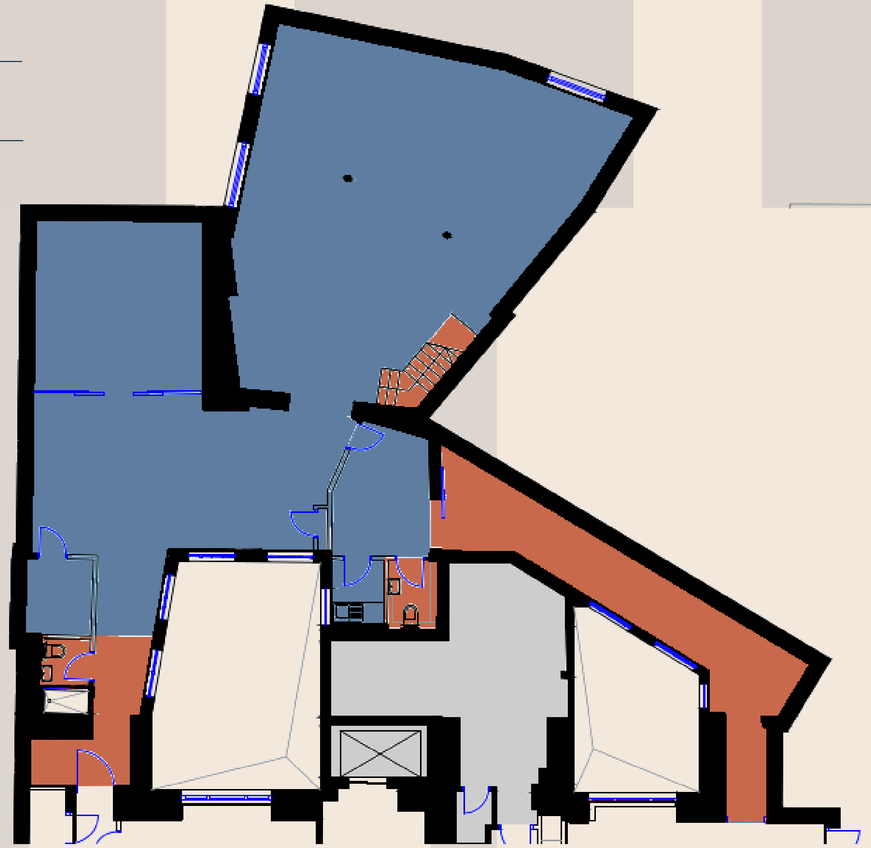


THE SPACE

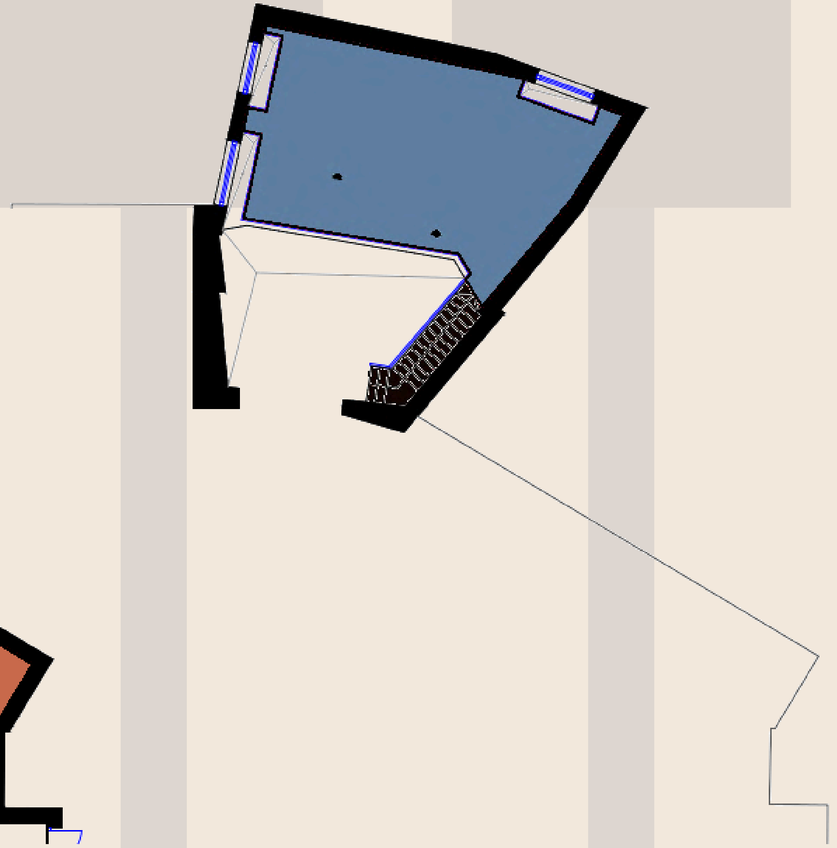
Floor	Net Internal Floor Areas	
Ground	1,582 sq. ft.	146.97 sq. m.
Mezzanine	473 sq. ft.	43.94 sq. m.
Total	**2,055 sq. ft.**	**190.92 sq. m.**

The property has been measured by Sterling Temple and the measured survey is available upon request.

GROUND FLOOR



MEZZANINE



NIA

GIA

Building common parts

PRICE
£995,000 exclusive of VAT.

A capital value of £484 per sq. ft.

TENURE
A long leasehold for a term of 999 years from June 2004, circa 977 years remaining.

USE CLASS
Offices falling within Class E.

PLANNING
The property is located within The London Borough of Islington.

EPC
Rated C (64).

SERVICE CHARGE
The service charge payable to year end 31/03/2027 is estimated at £14,947.52 / £7.27 per sq. ft. plus VAT.

BUSINESS RATES
The VOA website confirms rates payable for 2026/27 are £19,764 / £9.62 per sq. ft.

Interested parties must satisfy themselves in respect of business rates liabilities.

CONTACT
ANTON PAGE

Stephen Page
spage@antonpage.com
07789 888 973

Harrison Turner
hturner@antonpage.com
07760 994 988

Misrepresentation act. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: these particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatsoever in relation to this property. October 2026.