

Commercial Office Space

1,407 sq. ft. / 130.71 sq. m.

**Self-contained office suite 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)



## DESCRIPTION

Located moments from Exmouth Market and a short walk from Farringdon Station, this third-floor office presents an excellent opportunity for an occupier to be located in the heart of Farringdon.

The suite comprises two separate office spaces, with its own WC facilities, shower and kitchen.

## AMENITIES

- Bright open plan suite
- Raised floors
- 2x meeting rooms
- Modern light fittings
- Passenger lift
- Entryphone system
- Demised shower facilities
- Demised WCs
- Kitchenette
- Centrally heated
- Openable windows

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	1,407	130.71

## LEASE

A new lease is available for a term by arrangement.

## RENT

Floor	Per Annum	Per sq. ft.
Third	£41,500	£29.50

## SERVICE CHARGE

Floor	Per Annum	Per sq. ft.
Third	£4,925	£3.50

## RATES

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

Floor	Per Annum	Per sq. ft.
Third	£18,360	£13.05

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

## TOTAL OCCUPATIONAL COSTS

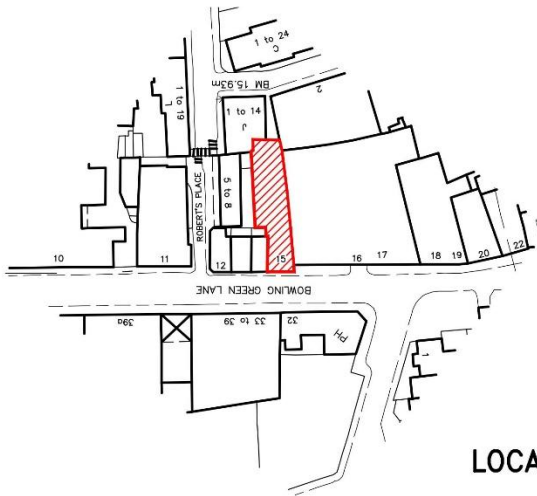
Floor	Per Annum	PCM
Third	£64,785	£5,400

## PLEASE CONTACT

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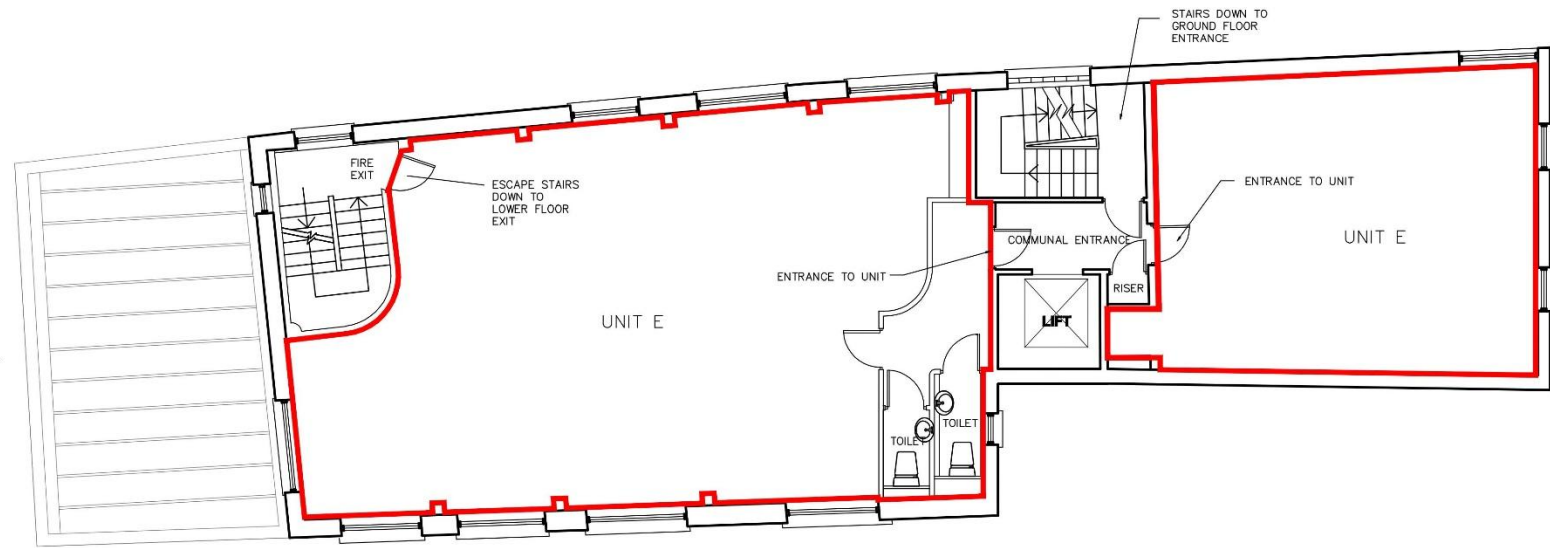
Stephen Page  
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LOCATION PLAN 1:1250



REAR OF BUILDING



FRONT OF BUILDING  
(BOWLING GREEN LANE)



SCALE (METRES) FOR MAIN PLAN  
1:100 (at A3 size)

15 BOWLING GREEN LANE EC1
Site
THIRD FLOOR PLAN
dwg no.
L/05
scale 1:100@A3 date OCT 06