



TURNMILL
STREET

FARRINGTON

INTRODUCING 69 TURNMILL STREET

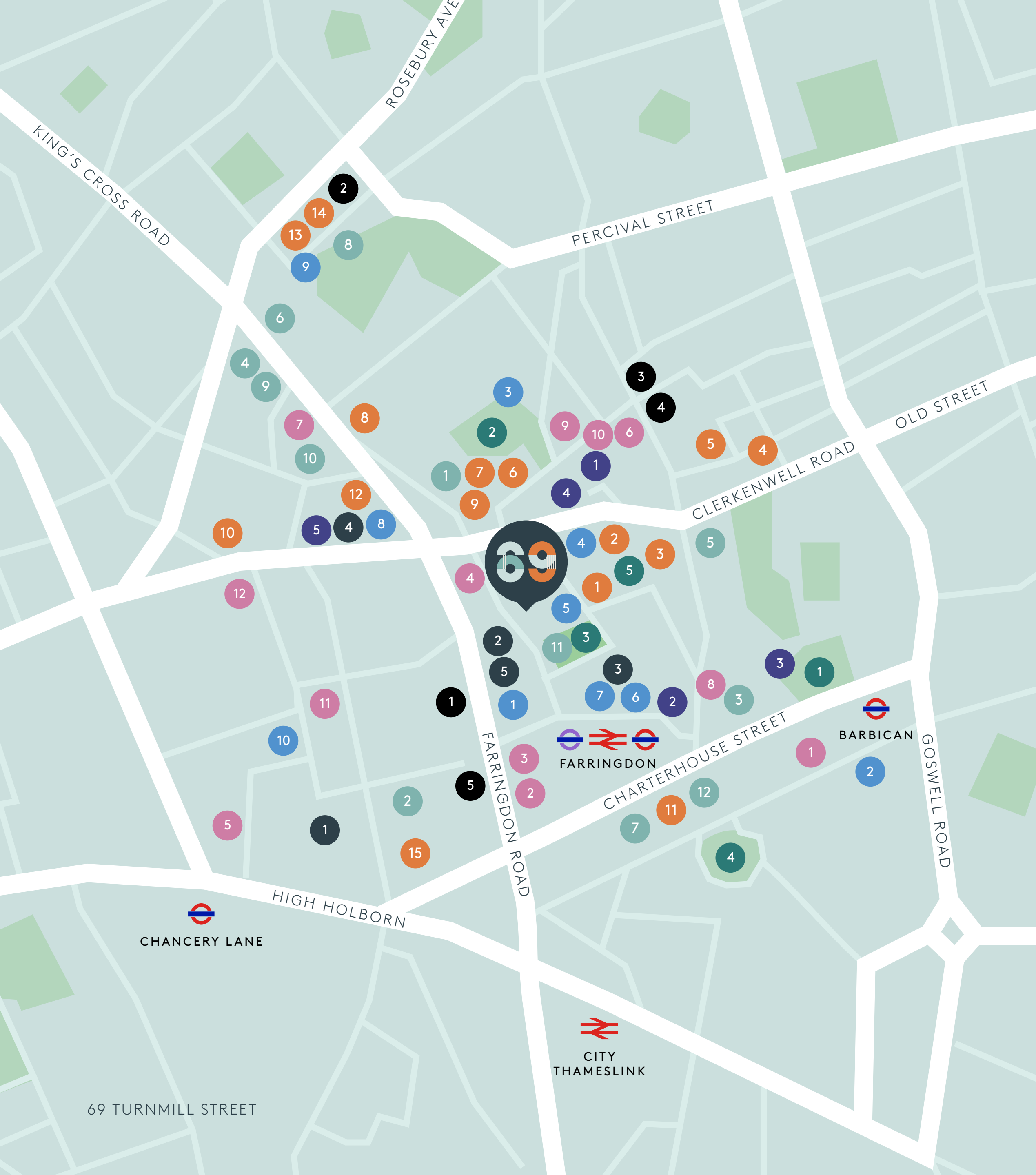
3,400 sq ft of stylish, newly refurbished office space set in the heart of vibrant Farringdon, just 50 metres from Farringdon Station.

69 Turnmill Street is ideally positioned for everything that Farringdon and Clerkenwell have to offer. You are truly spoilt for choice with abundant amenities on the doorstep, from independent coffee houses through to lively bars, acclaimed restaurants and boutique hotels.

Accessed via an impressive double height entrance lobby, the open plan office has been refurbished to a high standard and boasts a bespoke fitted kitchen with a generous, furnished break out area and demised WCs & showers.







THERE'S SOMETHING FOR EVERYONE



RESTAURANTS

- 1 Sessions Arts Club
- 2 The Bleeding Heart
- 3 St. John
- 4 The Quality Chop House
- 5 Luca
- 6 Taqueria
- 7 Brutto
- 8 Moro
- 9 The Eagle
- 10 The Coach
- 11 Iberica
- 12 Smiths of Smithfield



PUBS & BARS

- 1 The Jerusalem Tavern
- 2 BrewDog
- 3 Clerkenwell & Social
- 4 Sutton Arms
- 5 The Slaughtered Lamb
- 6 The Crown Tavern
- 7 Three Kings Clerkenwell
- 8 Betsey Trotwood
- 9 The Green
- 10 The Clerk & Well
- 11 Oriole Bar
- 12 The Piano Works
- 13 The Exmouth Arms
- 14 Mikkeller
- 15 Ye Olde Mitre



LUNCH & COFFEE

- 1 Department of Coffee & Social Affairs
- 2 Redemption Roasters
- 3 Clerkenwell Kiosk
- 4 EC1 Coffee House
- 5 Bodega Rita
- 6 itsu
- 7 LEON
- 8 Pret A Manger
- 9 Exmouth Market
- 10 Leather Lane Market



HOTELS

- 1 The Zetter Townhouse
- 2 The Rookery
- 3 Malmaison
- 4 Yotel
- 5 The Bryson Hotel



FITNESS

- 1 Gymbox
- 2 Mob 45
- 3 F45
- 4 PureGym
- 5 Frame



RETAIL

- 1 Post Office
- 2 Co-op
- 3 Waitrose
- 4 Tesco Express
- 5 Sainsbury's Local



GREEN SPACES

- 1 Charterhouse Square
- 2 St. James's Church Gardens
- 3 St. John's Gardens
- 4 Smithfield Rotunda Garden
- 5 The Cloister Garden

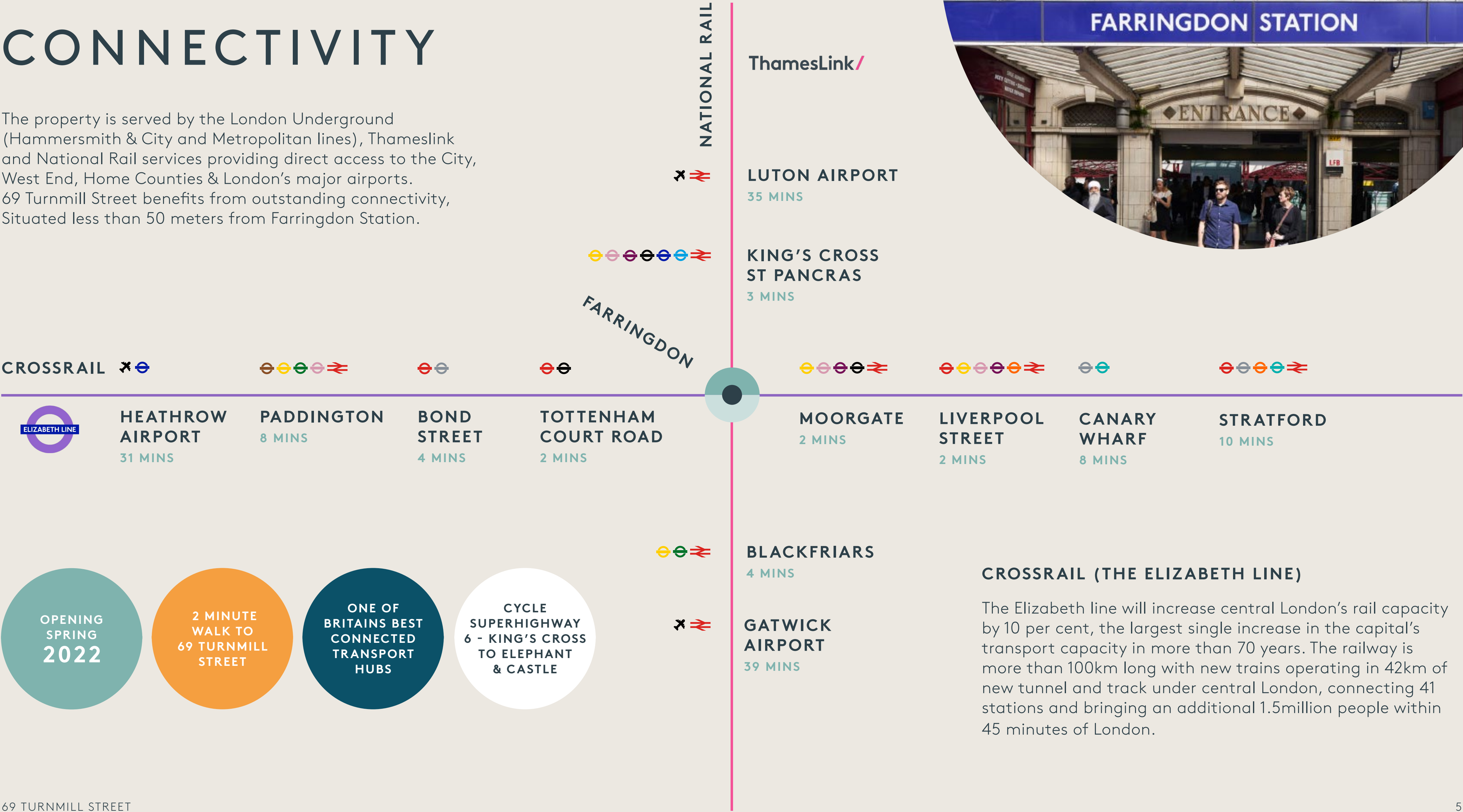


LOCAL BUSINESSES

- 1 TikTok
- 2 Snapchat
- 3 Depop
- 4 Publicis Groupe
- 5 J A Kemp
- 6 Alexander McQueen
- 7 LinkedIn
- 8 Live Nation
- 9 Hill + Knowlton
- 10 Unilever
- 11 Grey Communications
- 12 Tesco Digital

CONNECTIVITY

The property is served by the London Underground (Hammersmith & City and Metropolitan lines), Thameslink and National Rail services providing direct access to the City, West End, Home Counties & London’s major airports. 69 Turnmill Street benefits from outstanding connectivity, Situated less than 50 meters from Farringdon Station.



CROSSRAIL (THE ELIZABETH LINE)

The Elizabeth line will increase central London’s rail capacity by 10 per cent, the largest single increase in the capital’s transport capacity in more than 70 years. The railway is more than 100km long with new trains operating in 42km of new tunnel and track under central London, connecting 41 stations and bringing an additional 1.5million people within 45 minutes of London.

A VIBRANT



Charterhouse Square

Smiths of Smithfield



Zetter Townhouse



Ibérica - Spanish Tapas Restaurant and Bar



The Exmouth Arms

Exmouth Market

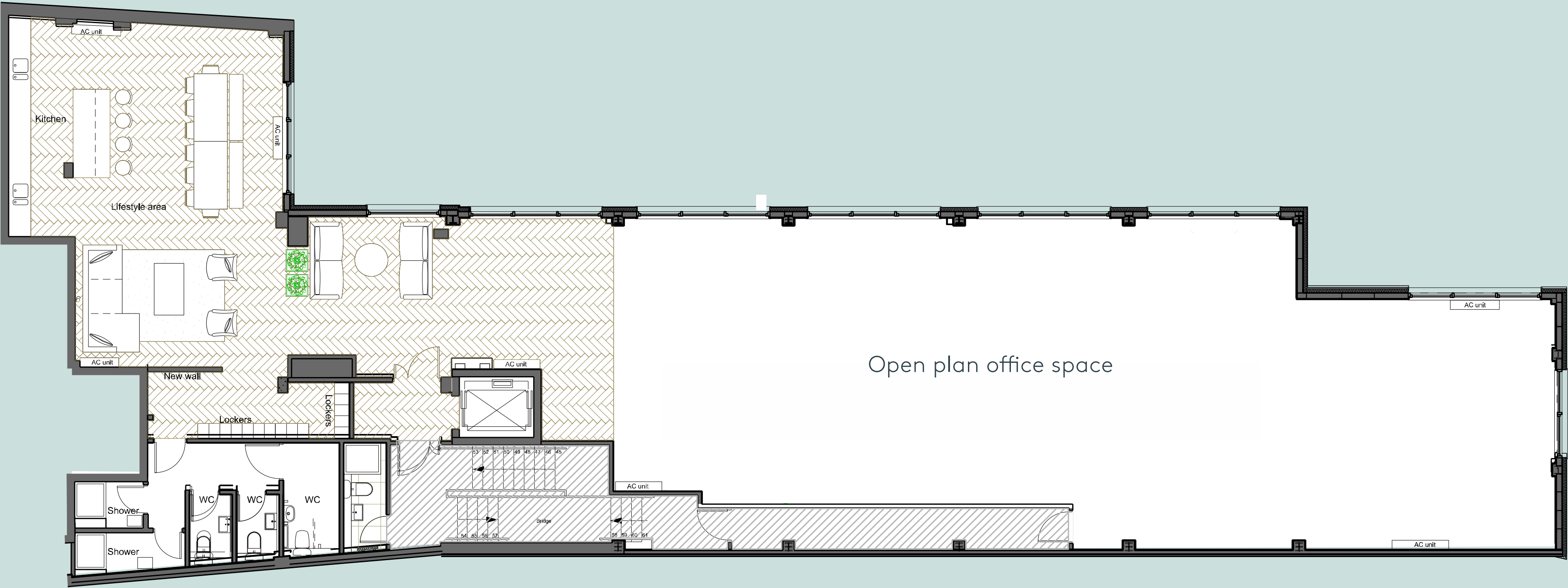


COMMUNITY

FIRST FLOORPLAN

As built | 3,400 sq. ft.

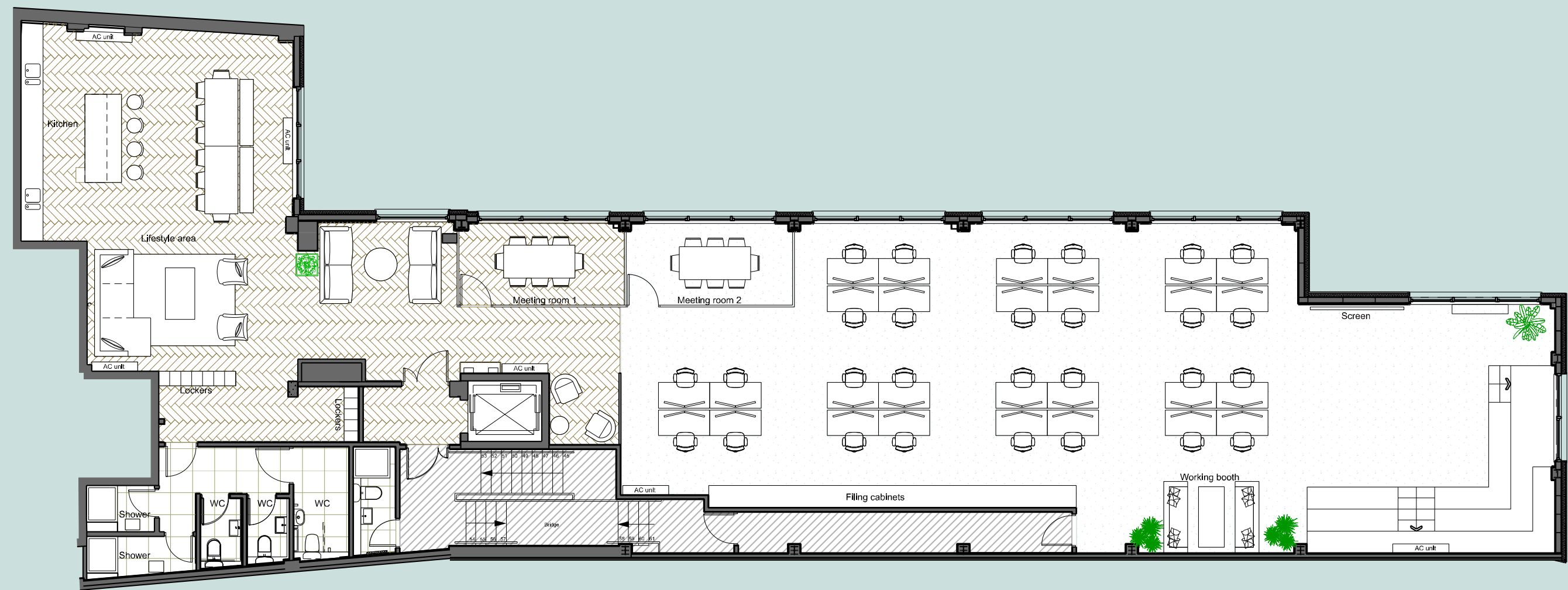
- Bespoke fitted kitchen
- Furnished break out area
- Refurbished office space
- Refurbished W/C's & showers



SPACE PLANS

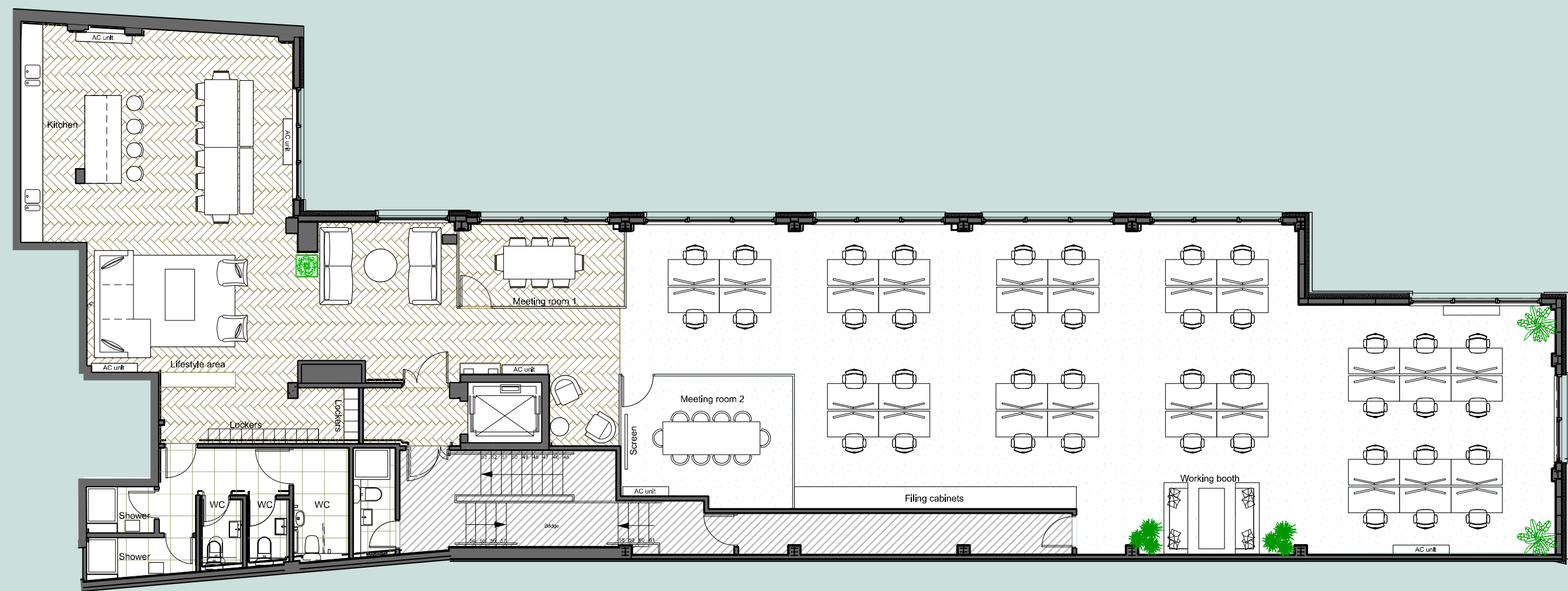
Indicative Layout Option 1

- 28 Desk spaces
- 2 Meeting rooms
- 1 Auditorium
- 1 Work booth



Indicative Layout Option 2

- 40 Desk spaces
- 2 Meeting rooms
- 1 Work booth



RECENTLY



Entrance Lobby

Shower Room



69 TURNMILL STREET



W/C

Kitchen



REFURBISHED

SPECIFICATION

FIRST FLOOR OFFICE

- Excellent natural daylight via large openable windows and roof lights.
- Generous floor to ceiling heights throughout.
- Bespoke fitted kitchen with Supermatt Cashmere cupboards, oak open shelving, Terrazzo worktops & splashback, Quooker taps and generous provision of Siemens appliances.
- Bespoke fitted bar with integrated drinks fridges and bar stools.
- Substantial breakout area with large dining table, corner sofa, chairs and soft furnishings.
- Independent VRV air-conditioning system.
- Independent fresh air circulation system.
- Suspended LED light fittings, spotlights and feature lights.
- Raised access floor with Electrak power distribution and data cabling.
- Plusfloor herringbone flooring to kitchen and break out area.
- Tarkett carpeting to open plan office area.
- Fibre installed, ready for connection.
- Wi-Fi system installed.
- 3 x demised W/C's (1 x DDA) with Duravit fittings.
- 2 x demised shower rooms with ample changing space.
- Locker & laundry area.
- Video entry phone system.
- Intruder alarm system.
- Daily cleaning, towel drop and laundry service available.

COMMON AREAS

- Impressive double height entrance hall and lobby.
- Fob access and video entry phone system.
- 8 Person Kone passenger lift.
- CCTV security.
- Bike storage.





Occupational costs:

RENT

£236,300 per annum (£69.50 per sq. ft.)

BUSINESS RATES

Rateable value of £139,000, making business rates payable for 2021/22 £73,948 per annum (£21.75 per sq. ft.)

SERVICE CHARGE

£12,314 per annum (£3.62 per sq. ft.)

INSURANCE

£3,435 per annum (£1.00 per sq. ft.)

*TOTAL OCCUPATIONAL COSTS

£325,997 per annum (£95.88 per sq. ft.)

*Excluding utility and telecommunication bills

Lease:

A new lease is available direct from the Freeholder for a term by arrangement

VAT:

The property is elected for VAT

EPC:

The first floor has a rating of C

Further information:



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