ELLIS BROWN

OFFICE TO LET

46-47 Britton Street, EC1M 5UJ
1,280 sq ft

Fitted Media style office floor, less than a 2 minute walk from Farringdon Station.







Ellis Brown
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Description

46-47 Britton Street offers media style accommodation just moments from Farringdon Station with charming views over Saint John's Garden. The office benefits from wooden flooring, good floor to ceiling height and excellent natural daylight throughout. This fitted floor offers 2 meeting rooms, a kitchenette, demised w/c's, and the building benefits from a passenger lift.

Location

Britton Street runs south adjacent to Clerkenwell Road and parallel to St. John Street and Turnmill Street. Farringdon is a renowned hub for creative, tech and design companies. 46-47 Britton Street couldn't be better placed to benefit from the mix of these occupiers, as well as the many cafe's, restaurants and bars in the nearby area. St. John's Gardens is directly opposite.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd	1,280	118.92	£55	£19.13	£5.50	£8,493.87	£101,926.40	Available
Total	**1,280**	**118.92**	**£55**	**£19.13**	**£5.50**	**£8,493.87**	**£101,926.40**	

Features

Air conditioning

Wooden flooring

Kitchenette

Demised w/c's

Fantastic natural light

2 x Meeting rooms

Passenger Lift

EPC

On application

Terms

New flexible lease terms available by arrangement.

VAT

On application

Contact

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