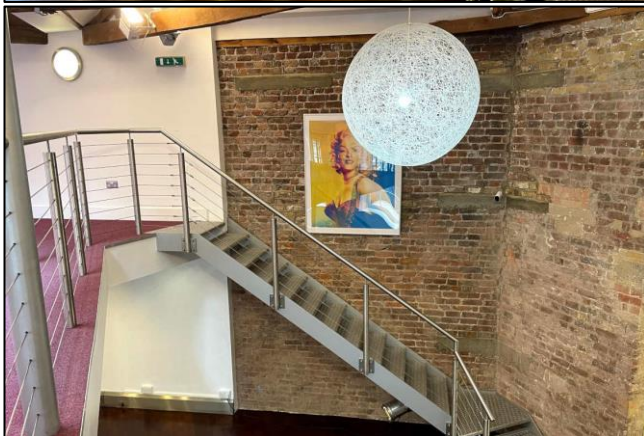
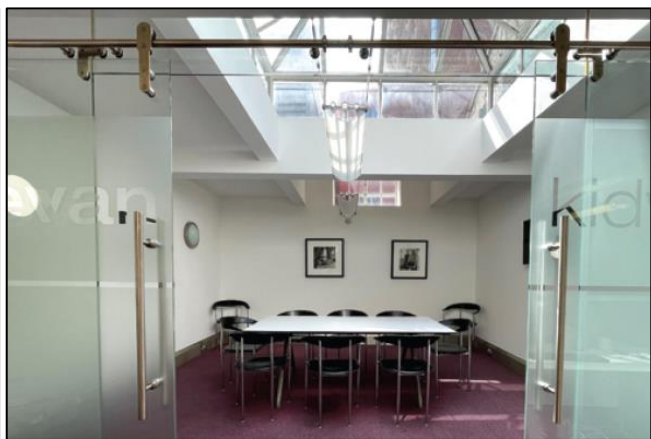
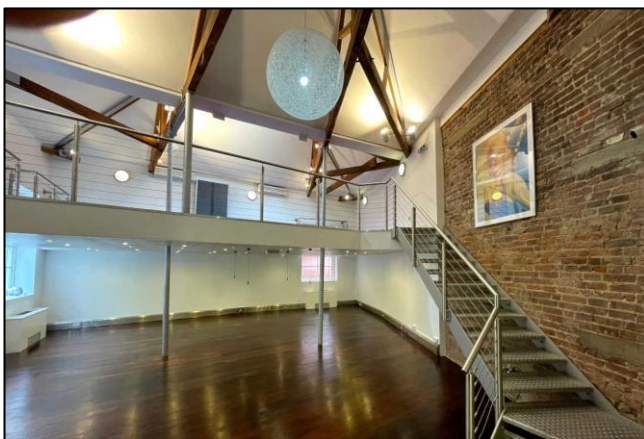


Commercial Office Space  
2,784 sq. ft. / 258.6 sq. m.  
**Offices for sale in central Farringdon**

# FOR SALE

**The Piano Works, 113-117 Farringdon Road, London EC1R 3BX**



## 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

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

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 offices are located on the upper ground level with window frontage to Farringdon Road.

## AMENITIES

- Double height space in part
- Original warehouse features
- Exposed wooden beams
- Exposed steel columns
- Air conditioning
- Perimeter trunking
- Wooden flooring
- Glass partitioned meeting rooms
- Entryphone system

## APPROXIMATE FLOOR AREAS

Ground Floor East	729 sq. ft.	67.7 sq. m.
Ground Floor West	2,055 sq. ft.	190.9 sq. m.
<b>Total</b>	<b>2,784 sq. ft.</b>	<b>258.6 sq. m.</b>

## VIRTUAL FREEHOLD

The property is held on a 999 year lease from June 2004, approximately 981 years remain.

## PRICE

£2,280,000 plus VAT

£820 per sq. ft.

## RATES

The business rates payable for the current year 2022/23 are £45,284.

Interested parties should verify this with The London Borough of Islington.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## PLEASE CONTACT

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