



**TO LET**

**1 Greenhill Rents,  
London, EC1M 6BN**

**973 sq ft**

**Clerkenwell Townhouse-  
Style Office Building**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**

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## Description

A Victorian, self-contained mews style four storey rendered building situated in the heart of Farringdon. Offered across 973 sq ft the layout immediately provides a contemporary feel, with glazed private meeting room on the ground floor, the upper floors are accessed via an internal self-contained staircase with timber flooring throughout.

Both first and second floors provide similar office space with open-plan layouts and a very good amount of natural light. The top floor provides breakfast bar which can double up as workspace, an attractive kitchen and WC facilities.

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## Key points

- Self Contained Building
- Attractive Facade
- Timber Flooring
- Meeting Room & Heating
- Moments from Farringdon Station
- May Qualify for Small Business Rates Relief



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## Location

Located in a prime Clerkenwell position, Greenhill Rents is situated just off Cowcross Street very close to the junction with Charterhouse Street. Situated within easy walking distance of Farringdon Station and the restaurant and bars the area is well known for including Smiths restaurant, Gaucho and Fabric nightclub. There are also some excellent lunchtime eateries such as Leon as well as some well known coffee shops including Starbucks and Paul Patisserie.

Transport links are exceptional with Farringdon Station being one of the major Underground, National Rail and Elizabeth Line hubs.

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## Transport Links



Farringdon 0.1 Miles



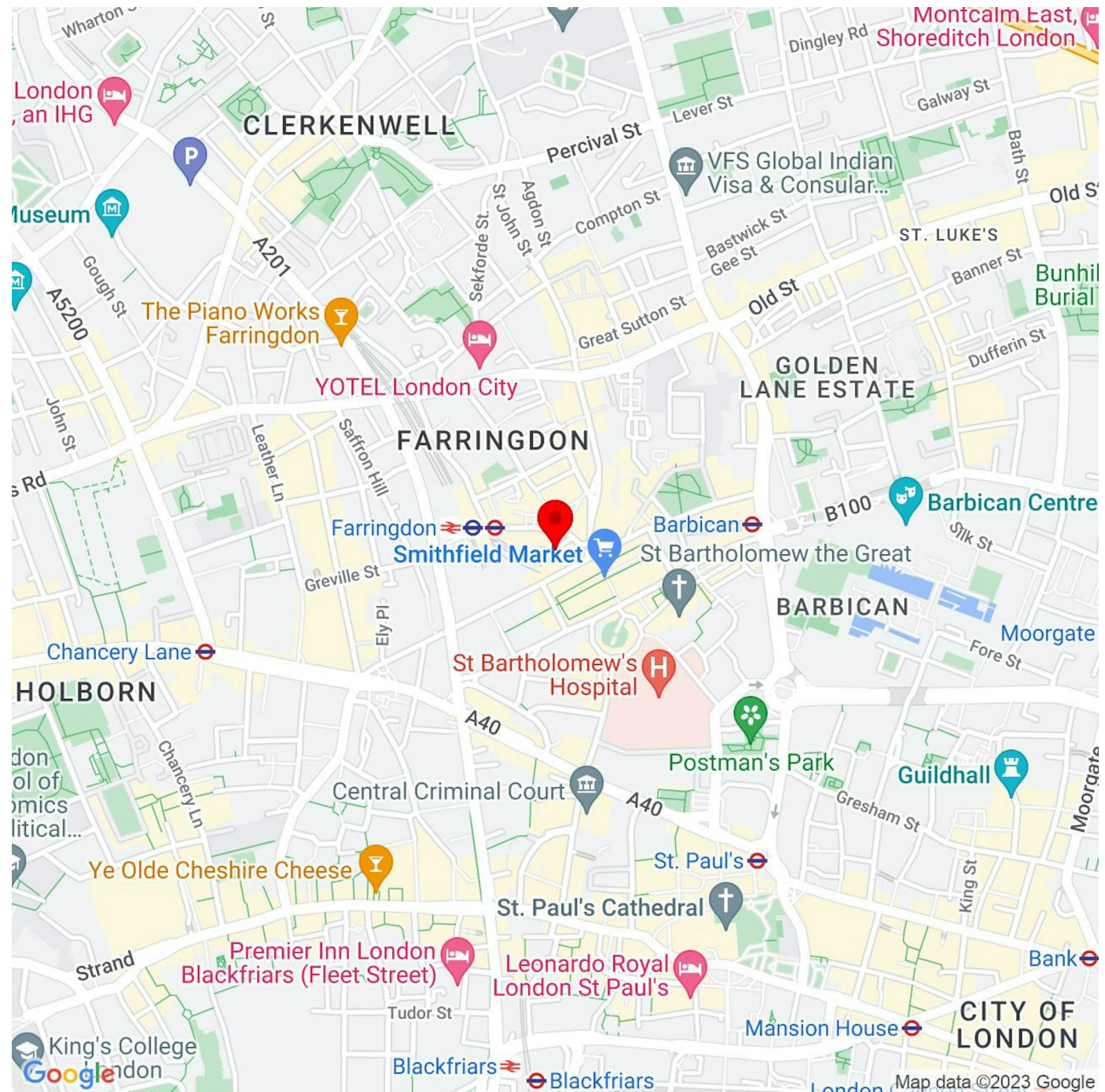
Barbican 0.2 Miles



St. Pauls 0.4 Miles



City Thameslink 0.4 Miles





## Rents, Rates & Charges

Lease	New Lease
Rent	£42,500 per annum
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	C (71)

## Viewing & Further Information



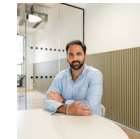
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