



**STIRLING
ACKROYD**

FOR SALE

**Unit 4, Piano Works, 113-
117 Farringdon Road,
London, EC1R 3BX**

1,699 sq ft

**Creative warehouse
workspace of 1,699 sq ft
For Sale**

stirlingackroyd.com



Description

Piano Works is a Grade II listed former print works, originally constructed in 1865. The office we have for sale is located on the second floor access either by passenger lift or stairwell,

The studio offers a beautiful, bright and open plan warehouse office. The space has lots of industrial character, retaining architectural features throughout such as exposed steel columns, original steel doors, wooden beams, exposed brickwork and wooden floors. It will be of particular interest to creative occupiers looking to purchase an inspiring space in the heart of Farringdon

Key points

- Authentic Warehouse Office
- Fantastic Natural Light via Sash/Crittall Windows
- Exposed Steel Columns
- Air conditioning
- Exposed Brickwork
- Access to Fibre Network
- Meeting Room
- Open Plan Layout



Location

It sits between Farringdon and Clerkenwell, putting it in a lively area with lots of amenities: restaurants, bars, hotels, gyms, cultural venues.

With easy access to Exmouth Market and Leather Lane for lunchtime / casual dining options. Clerkenwell Green is also nearby, which gives a more characterful, historic feel.

Farringdon Station is less than 5 mins walk and offers access to the Elizabeth, Circle, Hammersmith & City and Metropolitan lines in addition to National Rail and Thameslink.

Transport Links



Farringdon 0.2 Miles



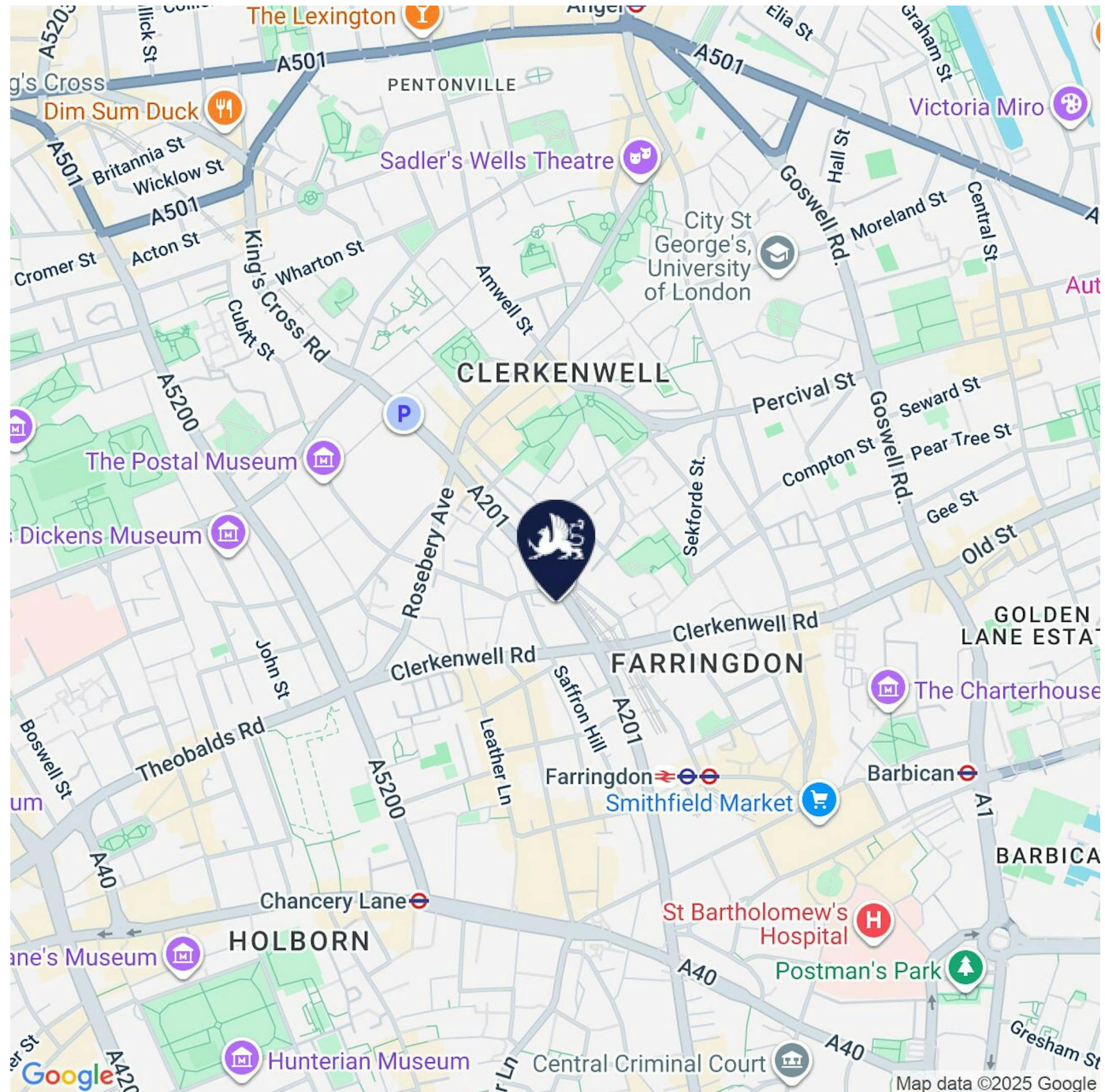
Chancery Lane 0.3 Miles

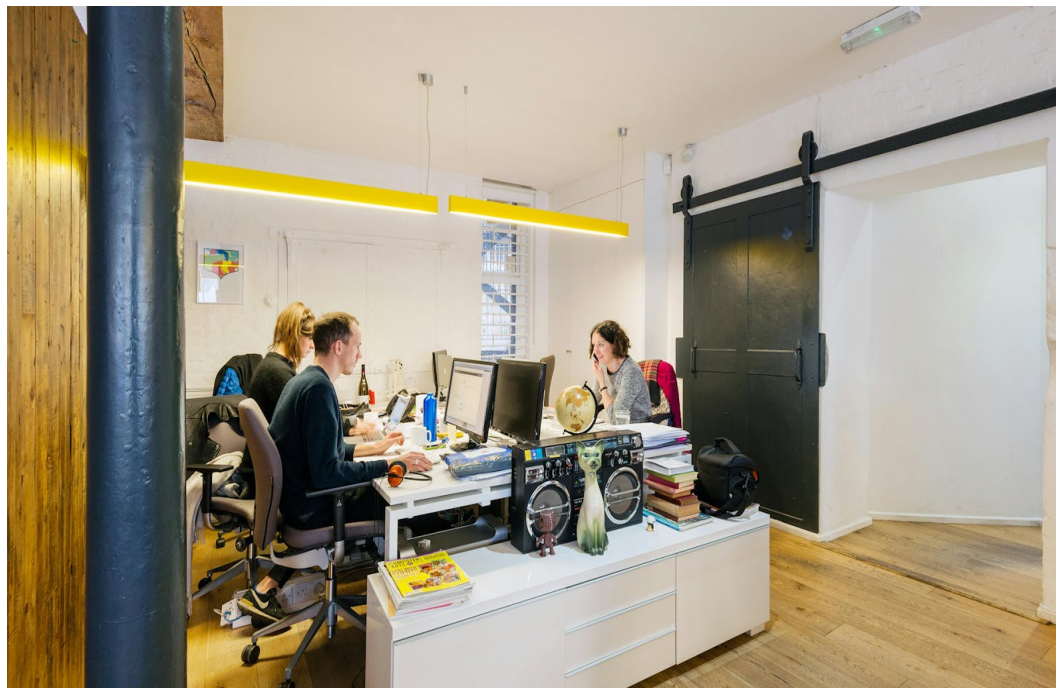


Barbican 0.5 Miles



Holborn 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
2nd	1,699	157.84	Available

Rents, Rates & Charges

Price	£1,350,000
Rates	£18.90 per sq ft
Service Charge	On application
VAT	Not applicable
EPC	B

Viewing & Further Information



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