



FOR SALE

2,815 SQ FT
(261.52 SQ M)

OFFERS IN THE REGION OF
£2,200,000

Self-contained Ground &
L/G floor
office/showroom/studio
premises for sale in EC1
2,815 sq ft

- Business not affected
- Income producing until June '28
- Comfort cooled
- Timber floors
- Own WC's
- Kitchen
- Passenger lift

Summary

Available Size	2,815 sq ft
Price	Offers in the region of £2,200,000
Business Rates	Upon Enquiry
Car Parking	N/A
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

This fully self-contained unit comprises of the ground and lower ground floors, arranged predominantly in open plan, with private offices/meeting rooms, kitchenette and WC's. The two floors are connected internally by a staircase, but also have the benefit of a communal passenger lift.

The ground floor has good natural light front and rear, and both floors benefit from excellent floor-to-ceiling height.

Location

The building is situated on the west side of Farringdon Road, just north of the junction with Clerkenwell Road, close to Exmouth Market and Clerkenwell Green.

Accommodation

The accommodation comprises of the following

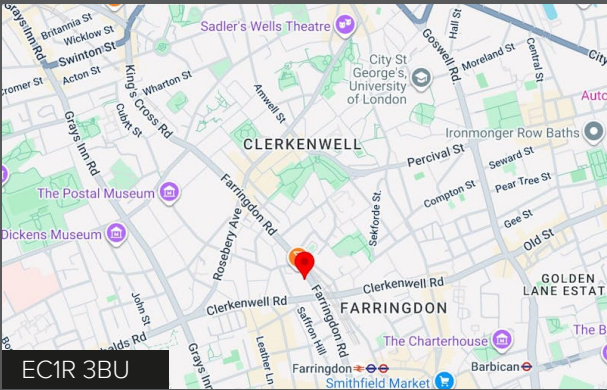
Name	sq ft	Tenure	Rent	Availability
Ground	1,330	For Sale	-	Available
Lower Ground	1,485	For Sale	-	Available
Total	2,815			

Specification

- Comfort cooling
- Wood floors
- Good floor-to-ceiling height
- Passenger lift
- Plastered ceilings
- Kitchenette
- Video entry system
- Own WC's
- Good natural light

Viewings

By appointment through sole agents



Viewing & Further Information



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