



Cowcross Studios, 30-31 Cowcross Street, London, EC1M 6DQ

Fully Fitted and Furnished Third Floor Office Accommodation in a Prime Farringdon Location

Summary

Tenure	To Let
Available Size	2,376 to 4,423 sq ft / 220.74 to 410.91 sq m
Rent	£65 - £67.50 per sq ft
Service Charge	£11.29 per sq ft
Rates Payable	£21.19 per sq ft
EPC Rating	B (46)

Key Points

- Fully Furnished & Fitted
- End of Trip Facilities
- New Lease Available
- Refurbished Building Reception
- Refurbished WCs

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VAT	Applicable
EPC Rating	B (46)

Description

A modern building in the heart of Farringdon, housing fitted and furnished office accommodation.

Location

Cowcross Street offers good quality, open plan office accommodation set in a gated courtyard campus. Located less than 100m from Farringdon Station, which benefits from the Elizabeth Line and Thameslink.

Farringdon offers unrivalled local amenities with numerous award-winning restaurants, trendy bars and retailers, and is home to some of London's most recognized gourmet food markets. The excellent mixture of amenity and commercial offerings has led to Farringdon becoming one of the most sought-after sub-markets in which to live, work and socialize.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)
3rd - Rear	2,376	£65	£21.19	£11.29
2nd - front	2,047	£67.50	On Application	On Application

Specification

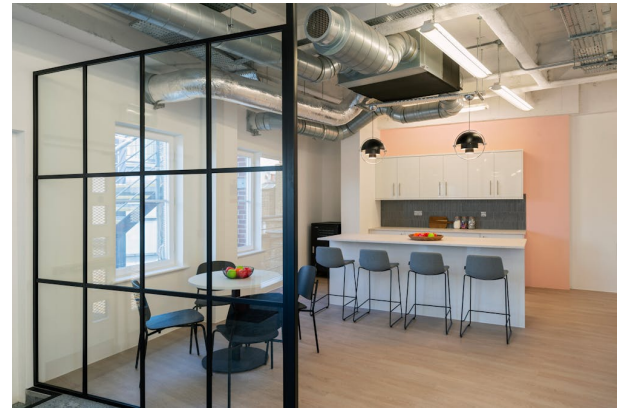
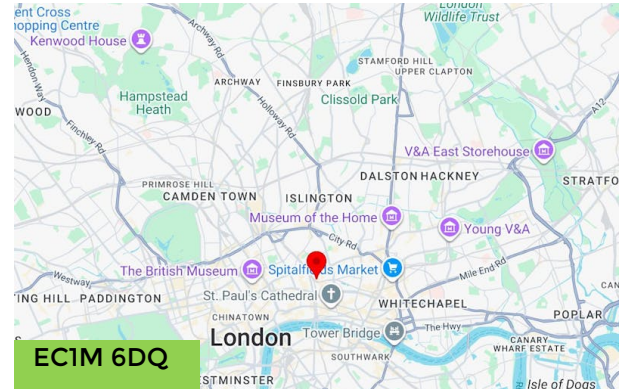
Fully Furnished & Fitted
20 x 1200mm desks
12 person Board room
10 person Meeting room
5 person Meeting room
Informal meeting / breakout area
Refurbished Building Reception
Refurbished WC's
Cycle Storage
Shower & Locker Facilities

Viewings

By appointment only via sole agents, Kinney Green

Terms

A new lease from the Landlord, for a term by arrangement



Viewing & Further Information

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