



162 Farringdon Road
Clerkenwell, London, EC1R 3AS

Prominent corner office/showroom to rent in Farringdon

1,037 sq ft
(96.34 sq m)

- Air conditioning
- W/C & Shower
- Dual aspect frontage
- office, showroom, studio or retail use
- Close to Farringdon, King's Cross and Euston transport links
- Excellent location between the City, West End and Holborn

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Summary

Available Size	1,037 sq ft
Rent	£45,000 per annum
Rates Payable	£13,975 per annum Please make an enquiry with Islington Council, as you may be eligible for a relief scheme.
Rateable Value	£32,500
Service Charge	£3,332 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

This modern commercial unit occupies the ground and lower ground floors of a newly refurbished corner building at Margery Street and Farringdon Road. The property is self-contained and benefits from a dual aspect frontage, excellent natural light and a contemporary all-white finish, creating a bright and versatile workspace. The ground floor provides open-plan accommodation with access to a private external area leading to additional storage. The lower ground floor is arranged as three separate rooms, including a fitted kitchen area and a bathroom with shower and WC. The layout is flexible and suitable for office, showroom, studio or retail use.

Location

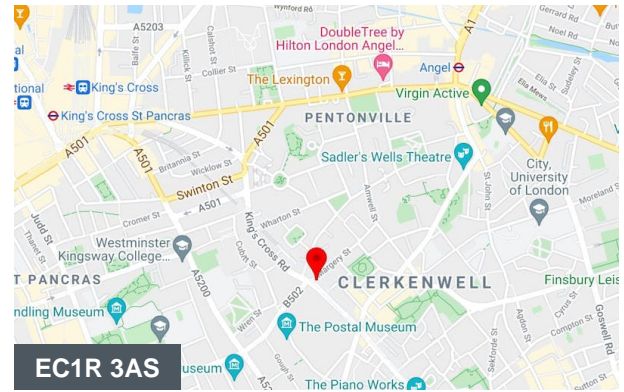
Situated in South Clerkenwell, the property sits between the City, Midtown and the West End, within the vibrant Farringdon and Clerkenwell district. The area is a well-established hub for creative, design and professional occupiers, supported by a strong mix of independent amenities, cafés and restaurants.

Transport connectivity is excellent, with Farringdon Station providing access to Thameslink, the Elizabeth line and London Underground services. King's Cross St Pancras and Euston Station are also within easy reach, offering national and international connectivity.

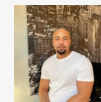
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Office/Retail	535	49.70	Available
Lower Ground - office	382	35.49	Available
Ancillary - Storage	34	3.16	Available
Total	951	88.35	



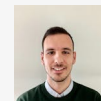
Viewing & Further Information



Quba Medford

020 7613 4044 | 07912883110

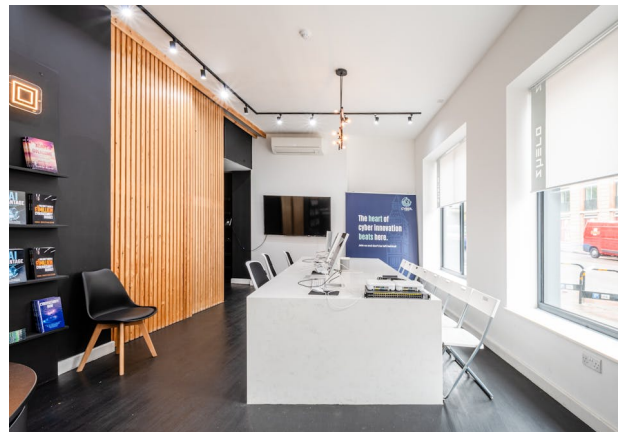
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George Sarantis

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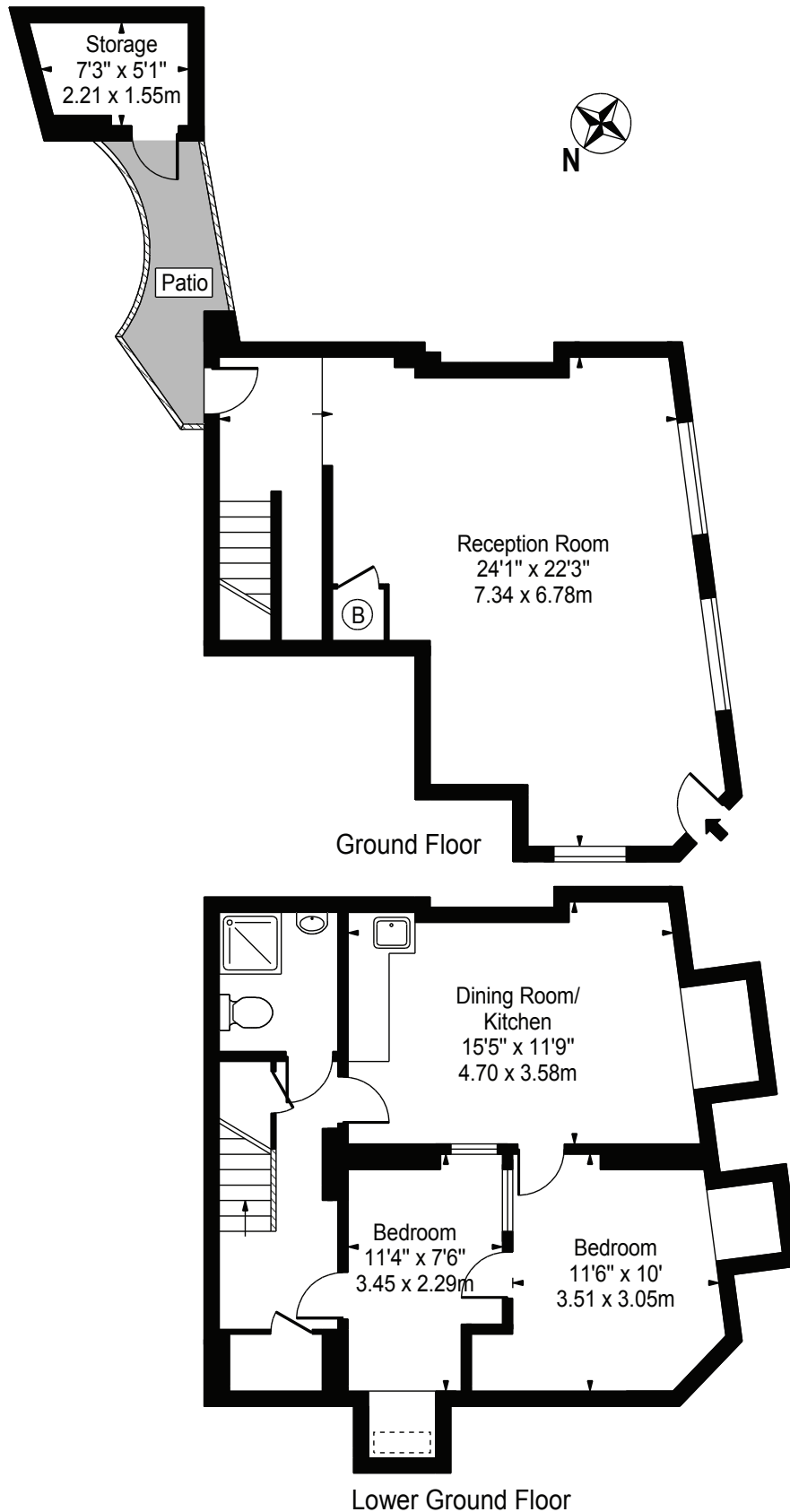
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Farringdon Road, EC1R

Approx. Gross Internal Area 1003 Sq Ft - 93.18 Sq M
(Excluding Storage)

Approx. Gross Internal Area Of Storage 34 Sq Ft - 3.16 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.