

Compton

For Rent
**2 Pear Tree Court
Farringdon EC1**



Fully Fitted Space Within This
Characterful Victorian Warehouse
Building Available for Rent

For Rent

2 Pear Tree Court
Farringdon EC1R

Size

3,102 Ft²

Rent

£79.50 per sq ft

Fitout

Fitted

Description

Original warehouse with beautiful heritage elements, combined with modern functional twists, inspired by the past, made for the future.

Clerkenwell is one of London's most exciting urban villages, and has become a fashionable residential location as well as a favoured destination for companies in the creative, technology, media and fashion industries.



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Break Out

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Kitchenette



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Zoom Booths



Meeting Room



For Rent

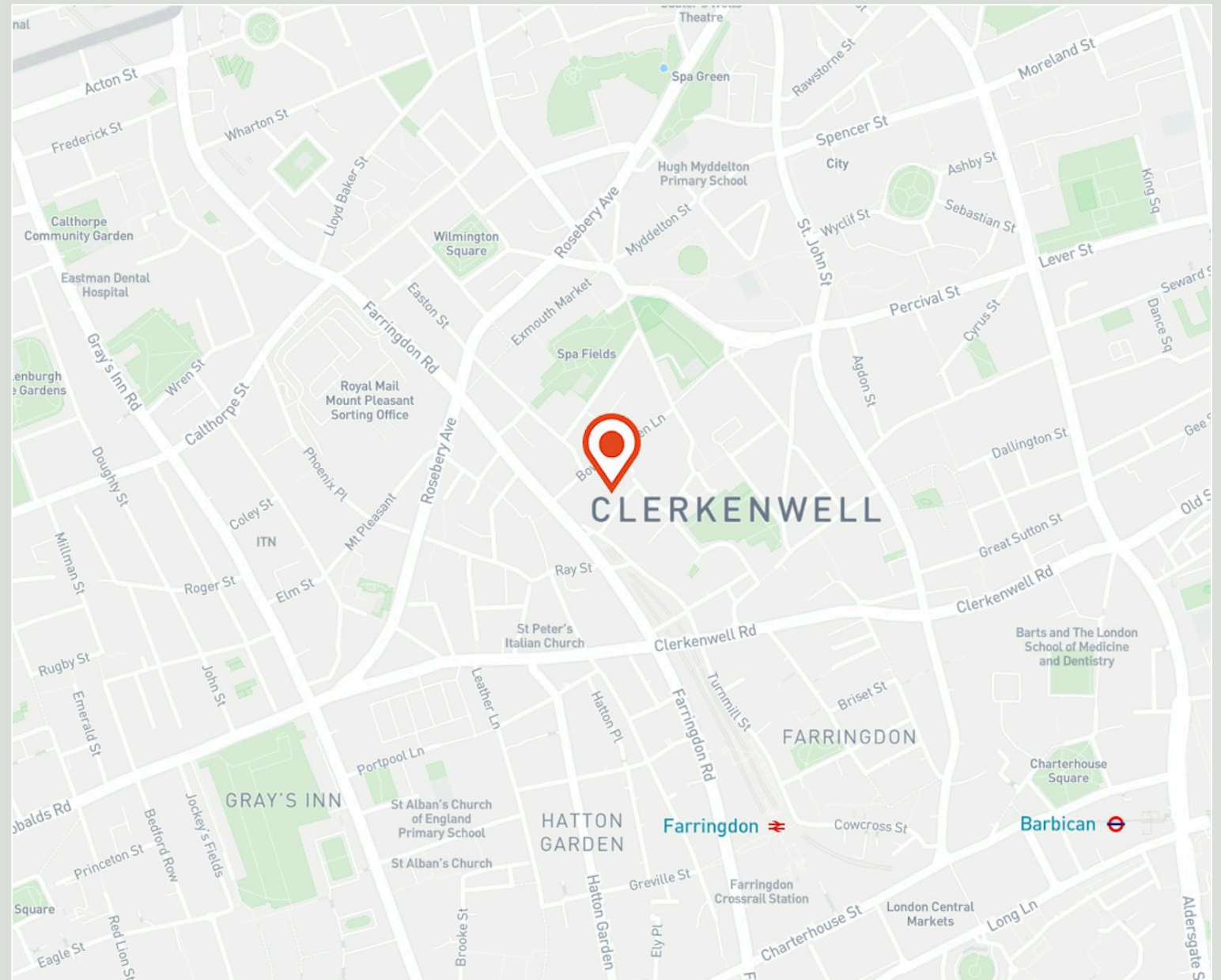
2 Pear Tree Court
Farringdon EC1R

Location

The building is perfectly positioned to benefit from all that Farringdon and Clerkenwell has to offer. It is home to some of the brightest stars in the current food and drinks scene – as well as some old favourites. The immediate surrounding area leaves occupiers with the difficult task of deciding where to go next – whether it's coffee or fine dining, a new pop-up or a rooftop bar.

Farringdon Station, which is less than a 5 minute walk from 2 Pear Tree Court, offers a multitude of connections. It is one of four interchanges in London where National Rail links can be accessed via Thameslink and four London Underground services which converge here: Metropolitan, Circle, Hammersmith & City and the Elizabeth line.

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4th Floor Mezz



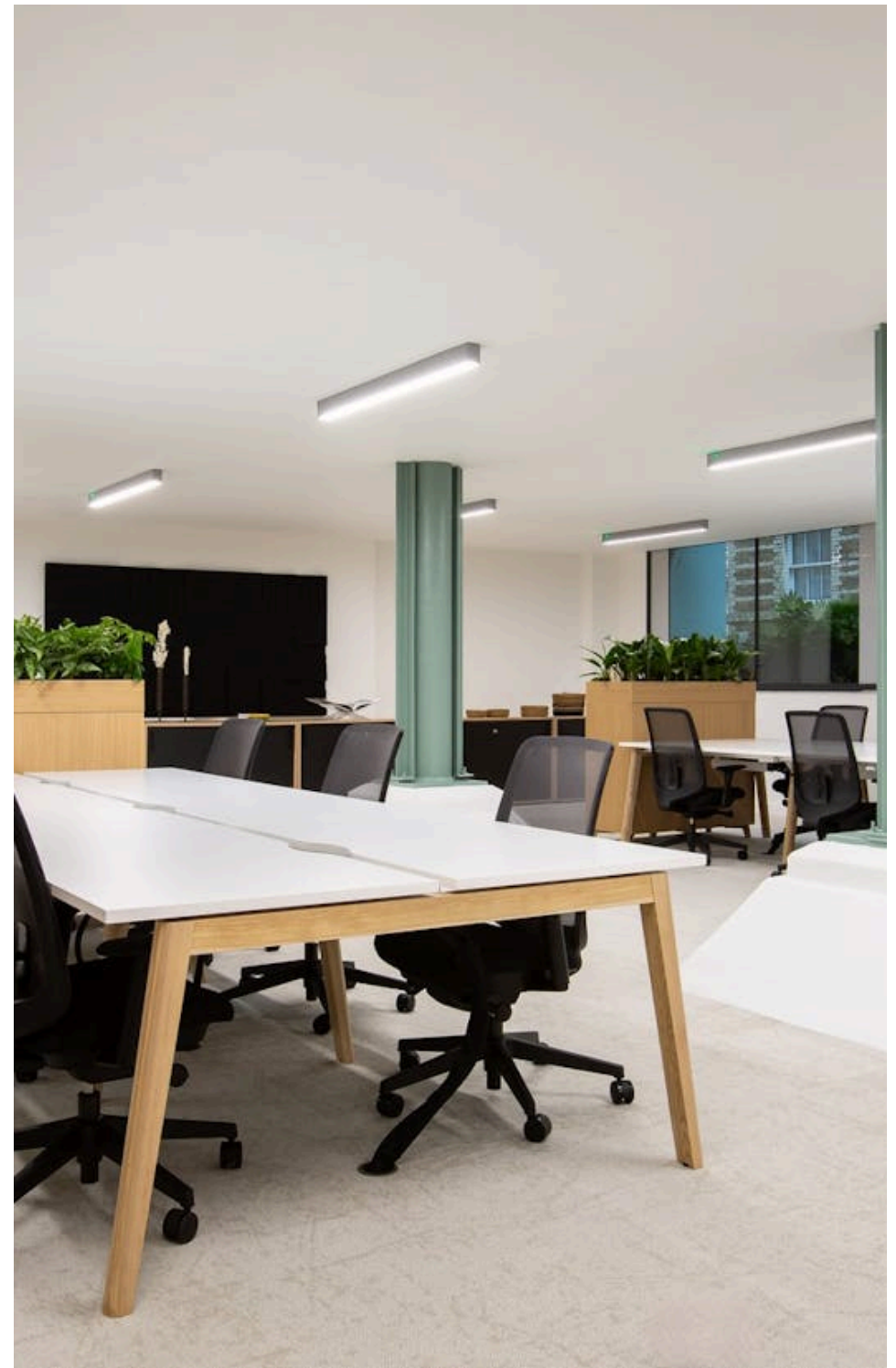
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Amenities

- All floors offered fully fitted
- Can also be offered on a managed basis from £150-175 per sq ft
- Flexible floorplates flooded with natural light
- Original sash windows
- Exposed ceiling with Linear LED lighting
- Double Height Reception
- 3 x showers
- 17 bike racks and lockers
- EPC A (20)

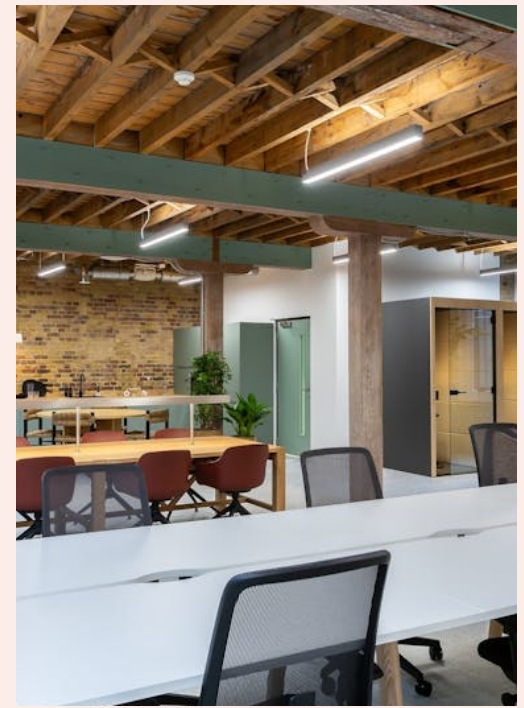


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3rd Floor- Desk Area



Meeting Room

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
4th - Mezzanine	1,067	-	n/a	n/a	-	-	Let
4th	2,316	-	n/a	n/a	-	-	Let
3rd	2,338	-	n/a	n/a	-	-	Let
2nd	3,008	-	n/a	n/a	-	-	Let
1st	3,102	£79.50	£21	£12.50	£29,210.50	£350,526	Under Offer
Ground	1,761	-	n/a	n/a	-	-	Let
Total	13,592	£79.50	£21	£12.50	£29,210.50	£350,526	

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Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

Content

Watch the Film
(click button)



VAT

The property is elected for VAT

Possession

Available

Legal Costs

Each party to bear their own legal costs in this transaction

Local Authority

London Borough of Islington

Tenure

New Lease

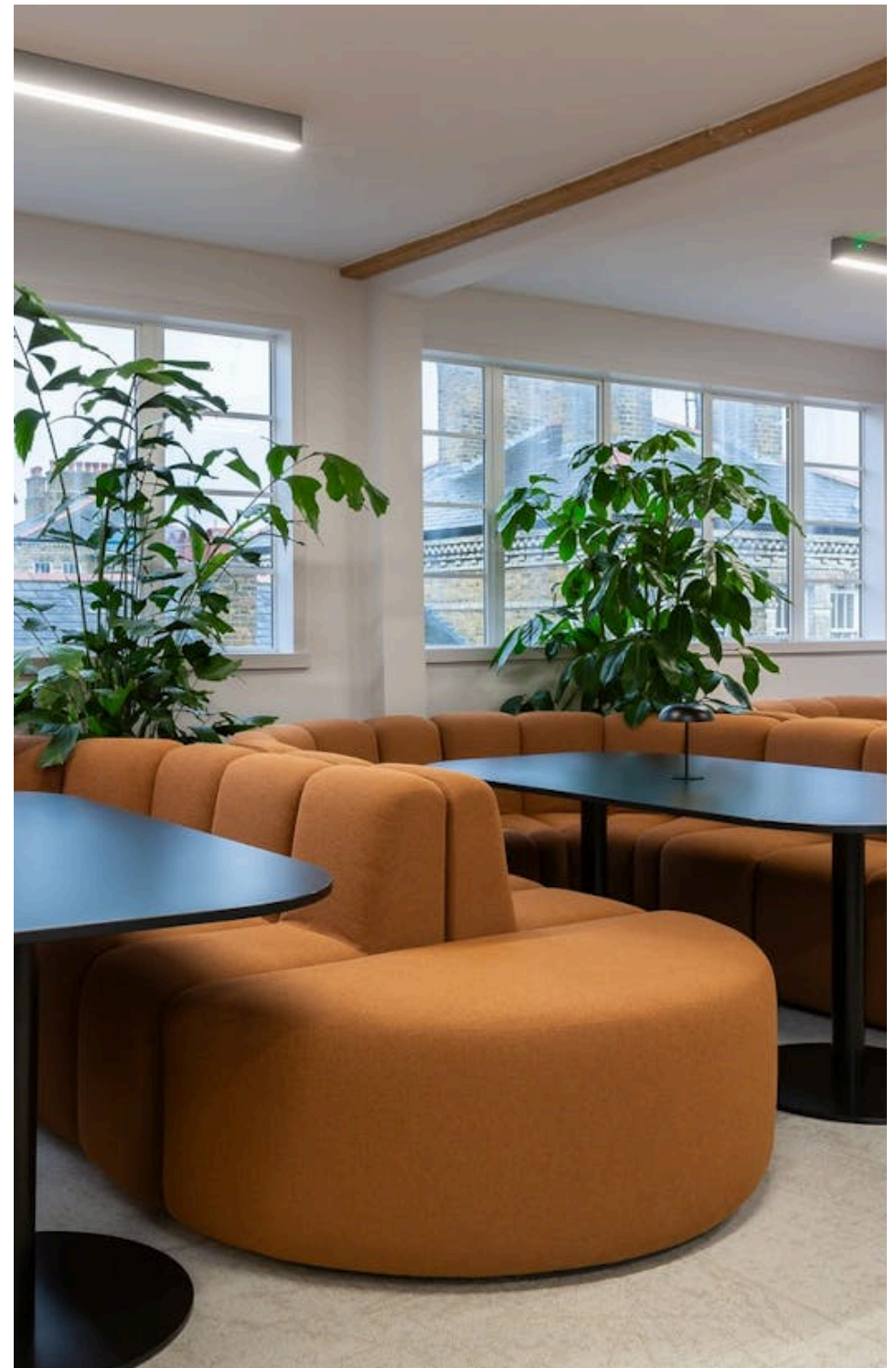
Availability

Available Immediately

Compton Concierge

Want your workspace *managed?*

Find out more



Contact Us

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All appointments to view must be arranged via sole agents, Compton, through:



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