3rd Floor, 96 FARRINGDON ROAD, EC1R 3EA

PERIOD ATTIC OFFICE IN CHARACTER BUILDING

Price Taylor LLP
Commercial



PERIOD ATTIC OFFICE

B1 OFFICE USE

TO LET

270 SQ FT (25 SQ M) APPROX.

020 7354 7354



01

LOCATION

The property is situated on the North side of Farringdon Road close to the vibrant Exmouth Market. Farrington Station and Chancery Lane Station are within a 10 minute walk away, and Angel, Kings Cross & St Pancras International, are under a 15 minutes walk away, and there are numerous bus routes nearby.

02

DESCRIPTION

A third floor period attic office in a period building in Clerkenwell, benefiting from a full refurbishment, in recent years to include redecoration and new carpets.

Facilities in the building include male and female toilets, and kitchen. There is an intruder alarm system, and intercom door entry system, and 24Hr access. There are windows to both front and rear aspects with views towards the City skyline to the rear. The space benefits from double glazing to the rear windows, carpeted floors, and recessed ceiling spotlights, an independent heating/cooling system.

Other occupiers in the building include a firm of estate agents, building surveyors, osteopaths and art gallery.

03

ACCOMODATION

The property comprises the following approximate net internal area:

Third Floor	270 sq ft	25.0 sq m

04

TENURE

Being offered with a new licence direct with the owner for a term of 12 months, or other term by agreement.

05

TERMS

£11,960 inclusive of the cost of lighting. Exclusive of business rates, Subject to licence. Pay no VAT.

06

BUSINESS RATES

The Rateable Value is £8700. 100% rates relief may be available, subject to eligibility.

07

SERVICE CHARGE

£1200 pa subject to licence.

08

FEES

Contribution of £500 towards landlord's set up costs. There is a non-refundable administration fee of £300 + VAT to take up references, whether or not references are accepted.



GALLERY

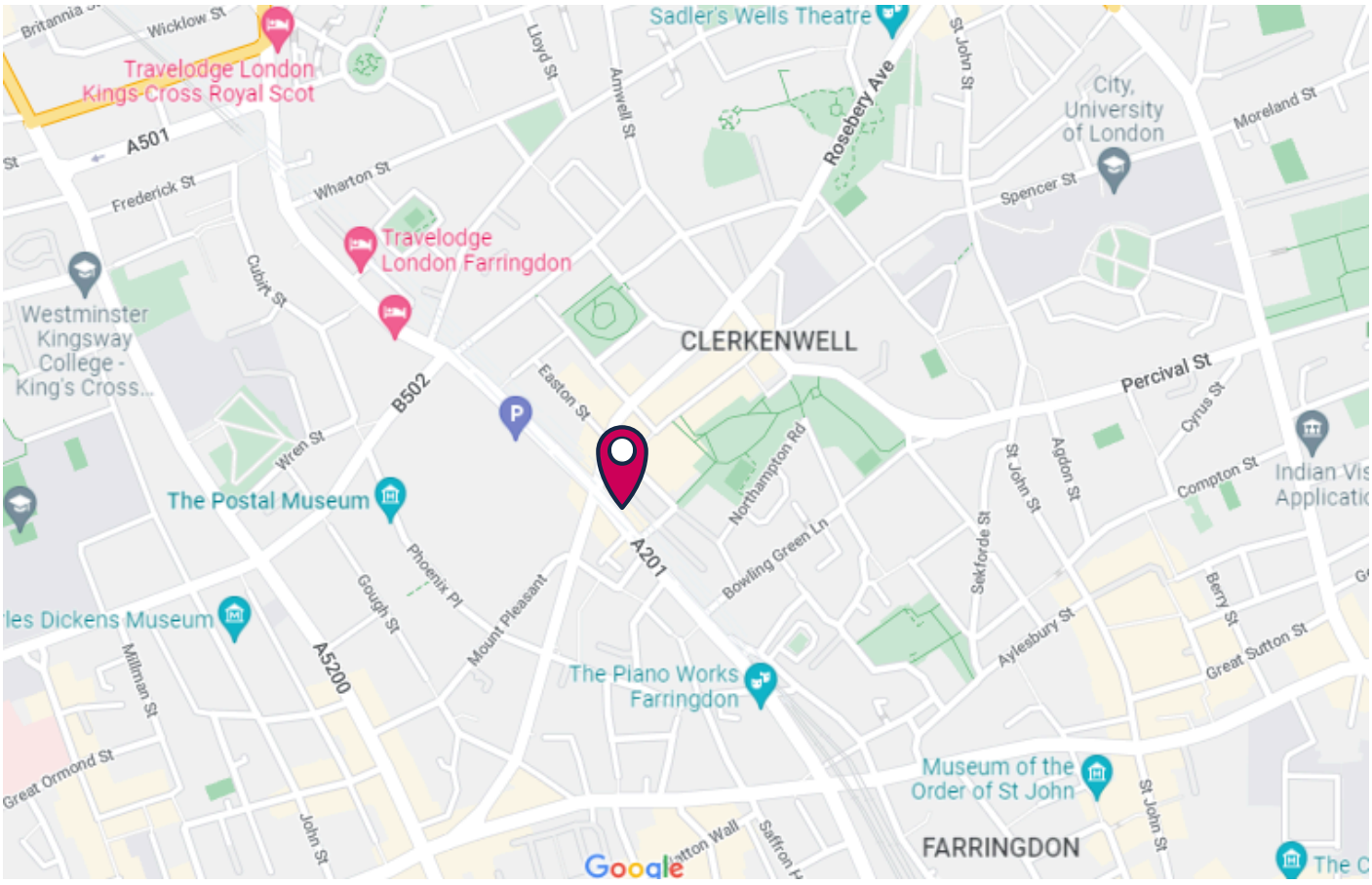






LOCATION

3rd Floor, 96, FARINGDON ROAD (LONDON)

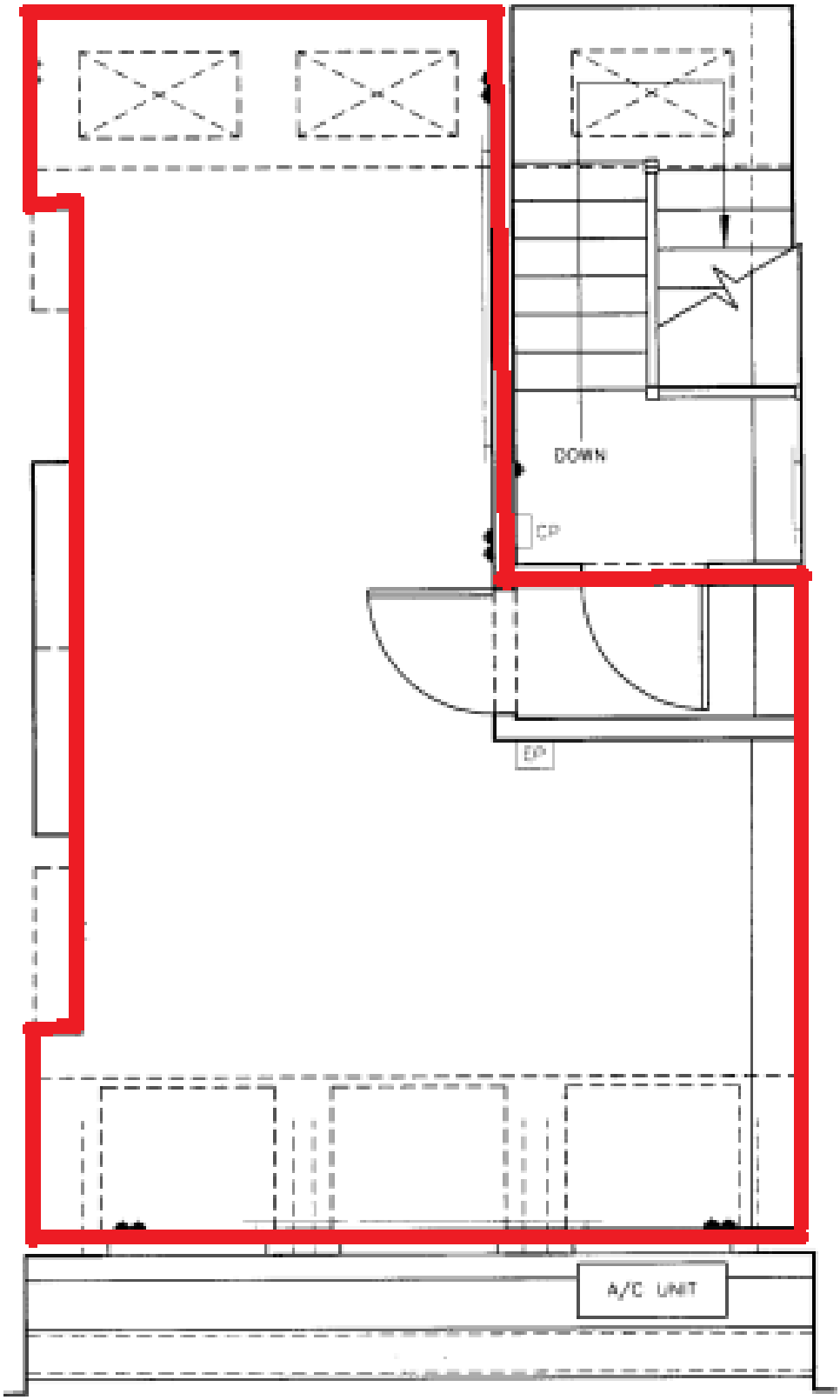


09

ENERGY PERFORMANCE ASSET RATING

D.86.

10
LAYOUT



NOT TO SCALE. FOR IDENFICATION ONLY

11

VIRTUAL TOUR AVAILABLE UPON REQUEST

12

VIEWINGS

Strictly by appointment through sole agents:
Price Taylor LLP Commercial
+44 (0) 20 7354 7354
enquiries@pricetaylor.com

RICS Regulated by RICS
The Property Ombudsman
Price Taylor LLP Commercial

Important Notice:
1 These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, or that any services, appliances, equipment or facilities are in good working order.
3. Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries at to the accuracy of all matters upon which they intent to rely.
4 Value Added Tax – All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added Tax.
5. Price Taylor Commercial complies with the Anti Money Laundering Regulations and we take data protection seriously. Our Privacy Policy is available on pricetaylor.com