

**FARRINGTON
ROAD,
EC1R 3EA**

**EXCELLENT
OFFICE IN
CHARACTER
BUILDING**

 **Price Taylor LLP**
Commercial



EXCELLENT OFFICE

B1 OFFICE USE

TO LET

312 SQ FT (29 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. Farringdon 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

First floor offices in a period building in Clerkenwell, having separate contained back office, accessed with doors to the front office, and off the entrance hall.

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. The space benefits from large windows, tall ceilings, carpeted floors, and recessed ceiling spotlights, and an independent heating/cooling system.

Other occupiers in the building include a firm of estate agents, IT consultants and osteopaths.

03**ACCOMMODATION**

The property comprises the following approximate net internal area:

First Floor	312 sq ft	29 sq m
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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 lighting and heating. Exclusive of VAT and business rates, Subject to licence.

06**BUSINESS RATES**

Rateable Value £8,200. Incoming tenant can apply for to the Rates Authority for 100% Small Business Rates Relief.

07**SERVICE CHARGE**

£500 per annum. Subject to licence.

08**FEES**

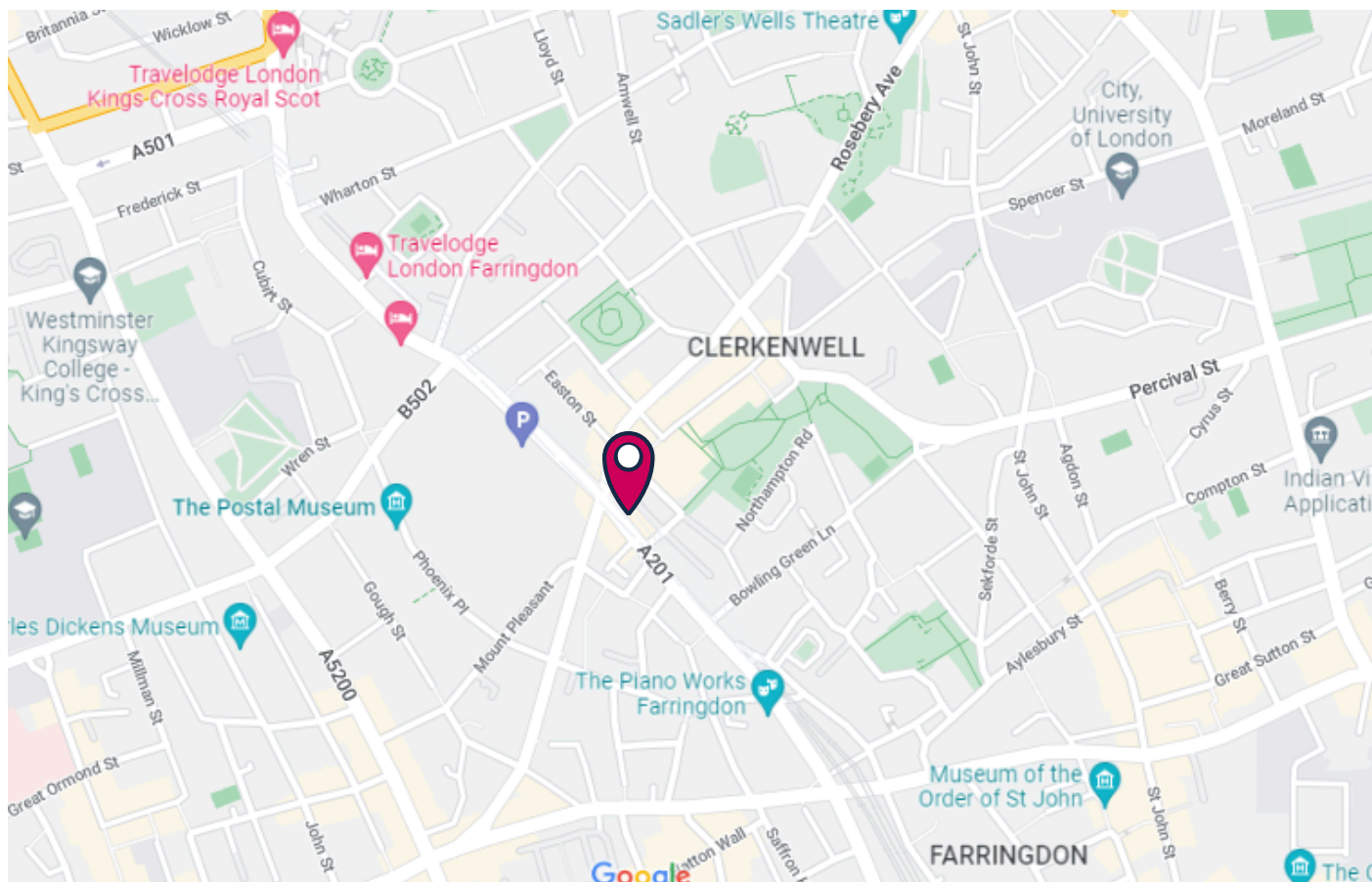
Each party to bear their own legal costs. There is a non-refundable fee of £300 + VAT to take up references, whether or not references are accepted.

**FARRINGTON
ROAD**



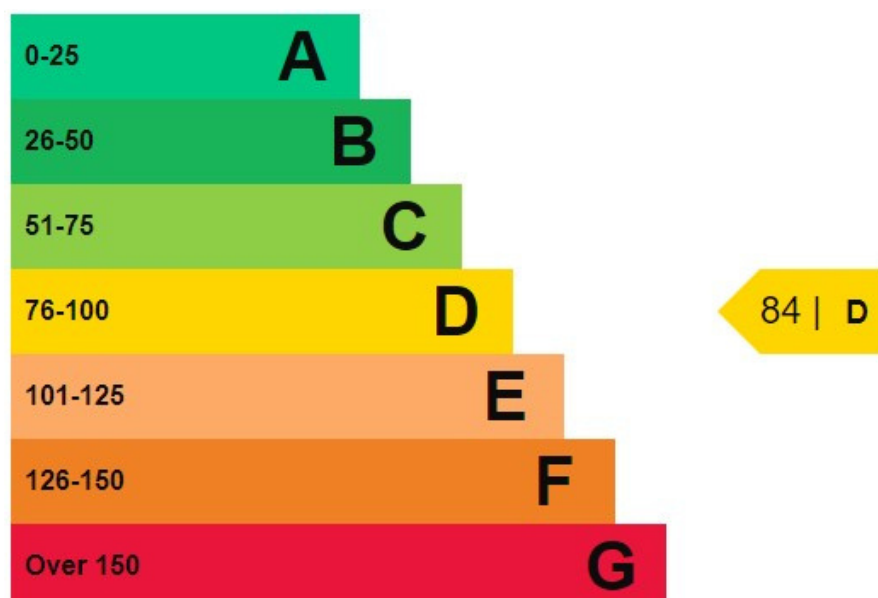
LOCATION

FARRINGTON ROAD
(LONDON)



09

ENERGY PERFORMANCE ASSET RATING

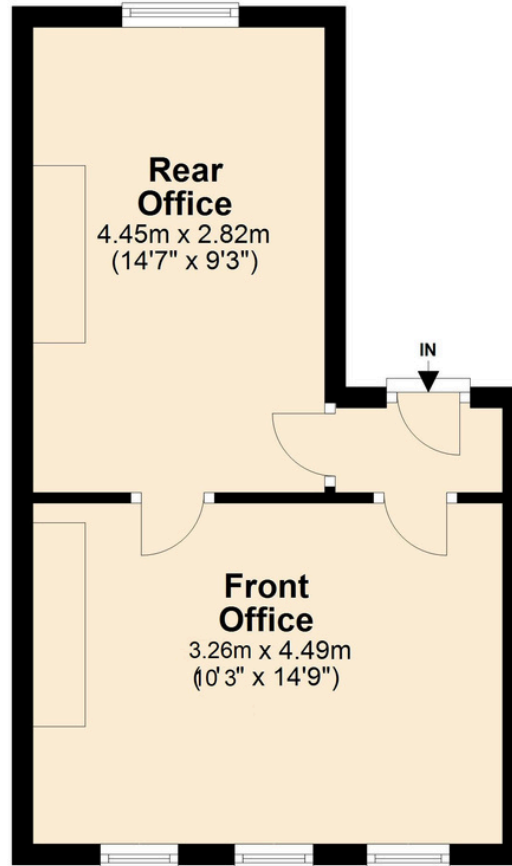


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LAYOUT

First Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



Total area: approx. 29.0 sq. metres (312.3 sq. feet)

For Identification Purposes Only
Plan produced using PlanUp.

NOT TO SCALE. FOR IDENTIFICATION ONLY

12**V I E W I N G S**

Strictly by appointment through sole agents:

Price Taylor LLP Commercial

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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. Whilst 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 as to the accuracy of all matters upon which they intend to rely.
- 4 Value Added Tax – All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added Tax.
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