

**96,
FARRINGTON
ROAD,
EC1R 3EA**

**GROUND
FLOOR OFFICE
IN CHARACTER
BUILDING**

 **Price Taylor LLP**
Commercial



GROUND FLOOR OFFICE

E CLASS OFFICE USE

TO LET

201 SQ FT (18.68 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

Air conditioned ground floor office in a five storey office building in Clerkenwell, benefiting from a full refurbishment, to include redecoration and new carpets (refurbishment work to be completed prior to handover).

Facilities in the building include toilets, and kitchen. There is an intruder alarm system, and intercom door entry system, and 24Hr access. There are windows to a lightwell at the rear, lateral windows and windows to the front, providing good natural lighting. The space benefits from double glazing to the exterior window, carpeted floors, and recessed ceiling spotlights, and an independent heating/cooling system. Dedicated 1Gbps or 10Gbps internet connection available by agreement.

Other occupiers in the building include a firm of estate agents, building surveyors, accountants, media company and an osteopaths.

03**ACCOMMODATION**

The property comprises the following approximate net internal area:

Ground Floor (Rear)	201 sq ft	18.68 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 the cost of lighting, and heating. Exclusive of business rates, and service charge. Subject to licence.

06**BUSINESS RATES**

£9,700. 100% rates relief may be available, subject to eligibility.

07**SERVICE CHARGE**

£500pa subject to licence. There is an initial one off service charge set up fee of £500.

08**FEE S**

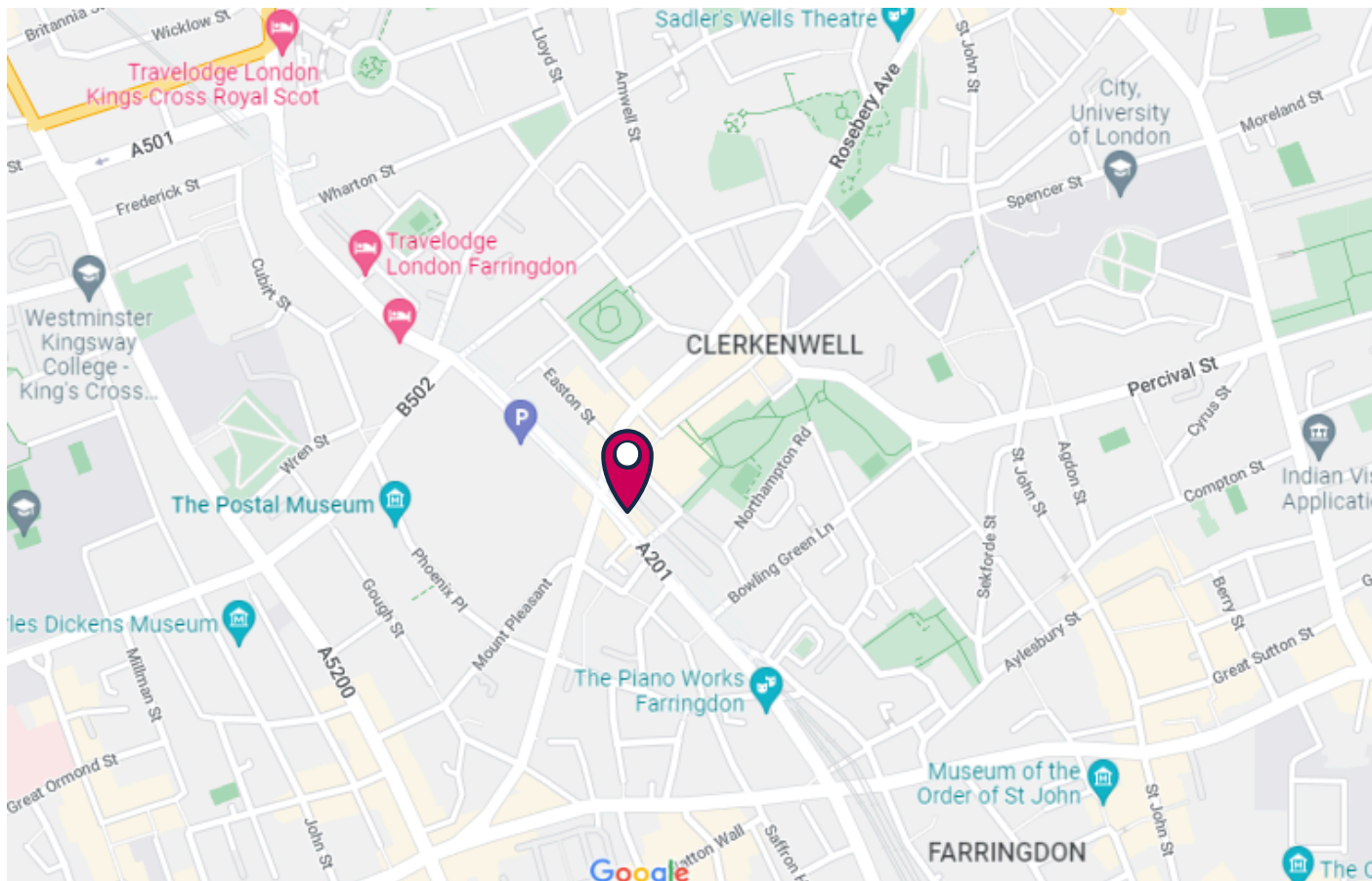
Each party to bear their own legal costs. There is a non-refundable fee of £300 + VAT to take up references, whether or not references are accepted.

GALLERY



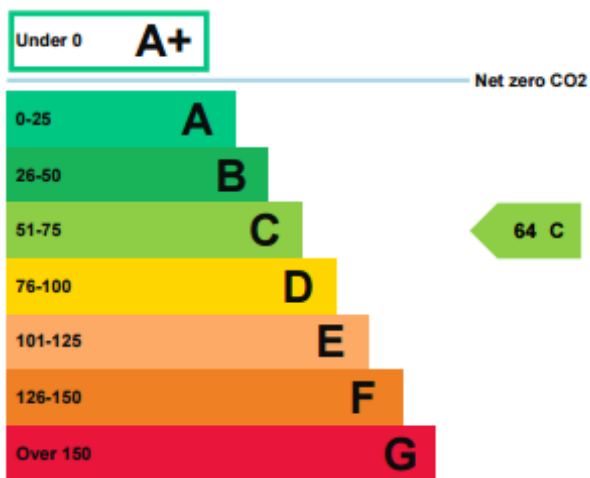
LOCATION

Ground Floor, 96, FARRINGDON ROAD (LONDON)



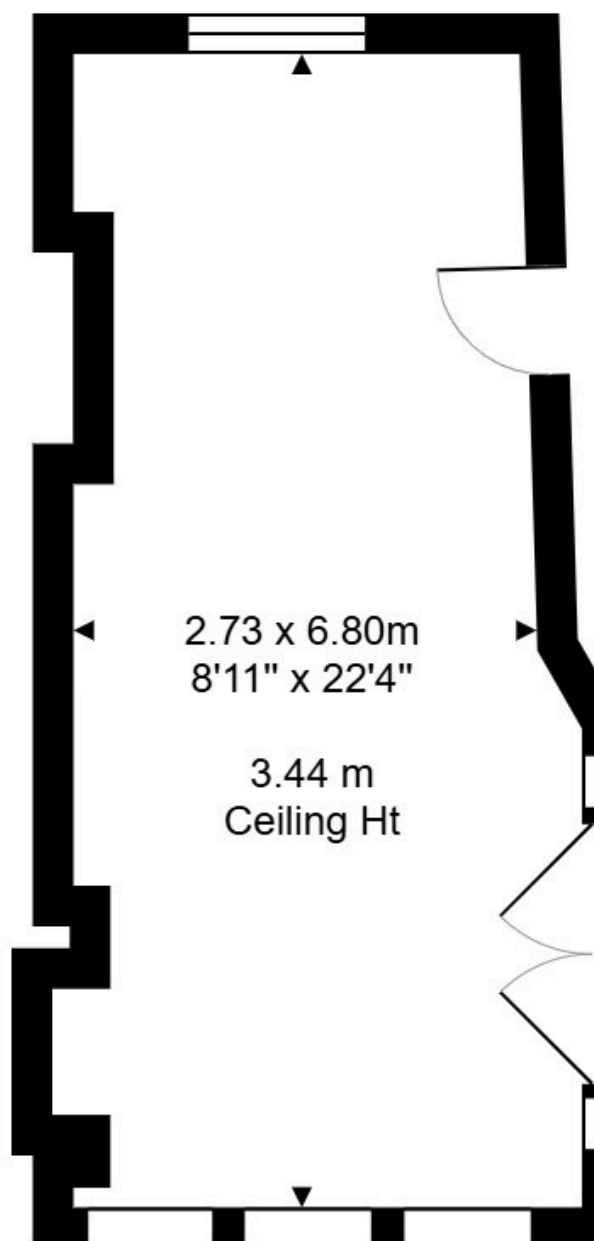
09

ENERGY PERFORMANCE ASSET RATING



10

LAYOUT



Ground Floor Front, 96, Farringdon Road, London, EC1R 3EA

Total Area: 18.7 m² ... 201 ft²

All measurements are approximate and for display purposes only

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VIEWINGS

Strictly by appointment through sole agents:

Price Taylor LLP Commercial

+44 (0) 20 7354 7354

enquiries@pricetaylor.com



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 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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