

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

**GROUND  
FLOOR OFFICE  
IN CHARACTER  
BUILDING**

 **Price Taylor LLP**  
*Commercial*



# GROUND FLOOR REAR OFFICE

E CLASS OFFICE USE

TO LET

82 SQ FT (7.65 SQ M) APPROX.

**020 7354 7354**



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## 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.

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## 02

### DESCRIPTION

A ground floor office in a five storey office building in Clerkenwell, benefiting from a recent full refurbishment, to include redecoration, new carpets and new Air Conditioning System.

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 and sky light, providing very good natural lighting. The space benefits from double glazing, 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, and osteopaths.



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**03****ACCOMMODATION**

The property comprises the following approximate net internal area:

Ground Floor (Rear)	82 sq ft	7.65 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.

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**05****TERMS**

£6,000 inclusive of the cost of lighting, and heating. Exclusive of business rates, Subject to licence.

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**06****BUSINESS RATES**

To be advised. 100% rates relief may be available, subject to eligibility.

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**07****SERVICE CHARGE**

£250pa subject to licence.

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**08****FEES**

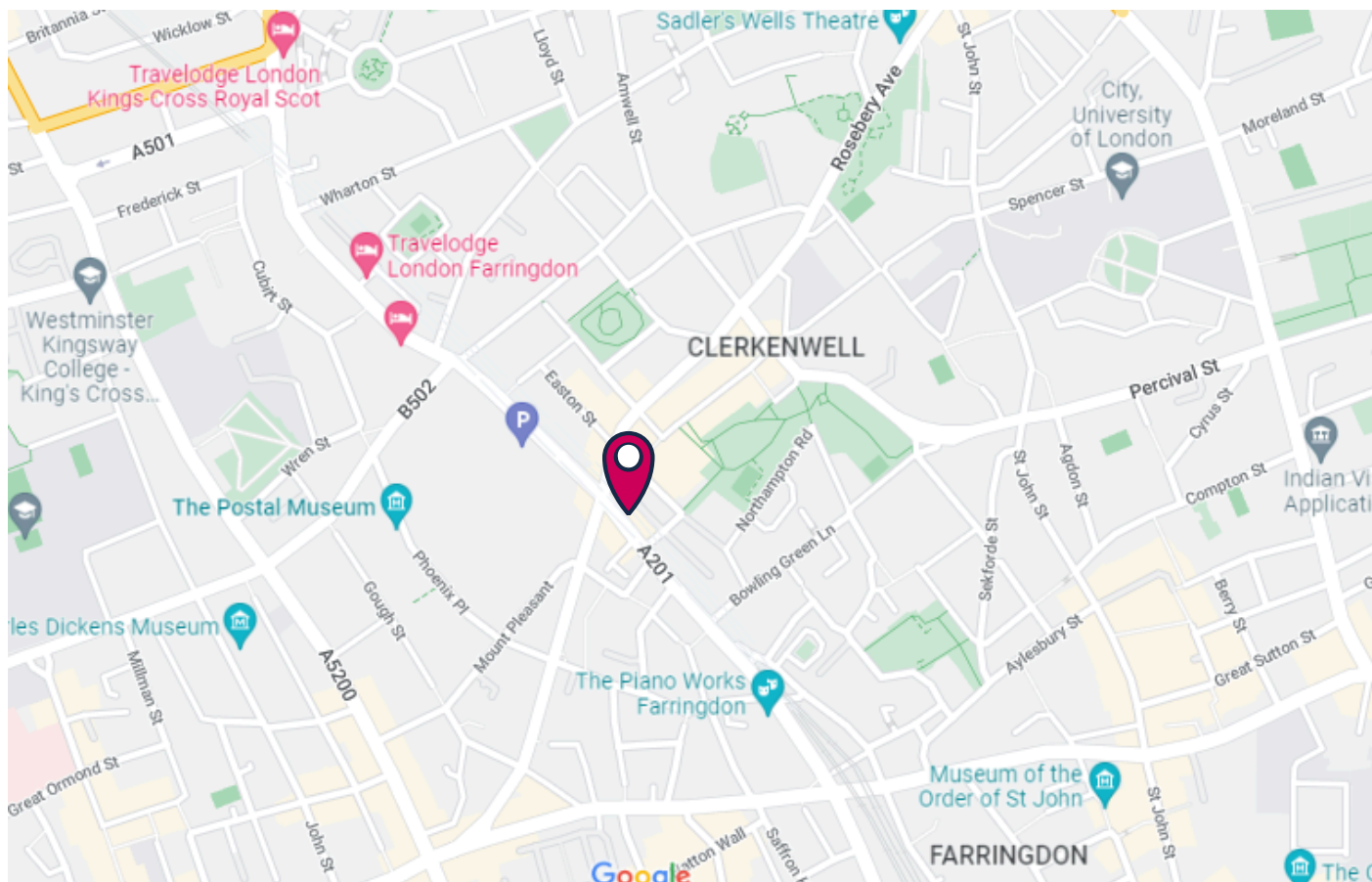
Each party to bear their own legal costs. There is a non-refundable fee of £300 + VAT to take up references, whether or not references are accepted.

# GALLERY



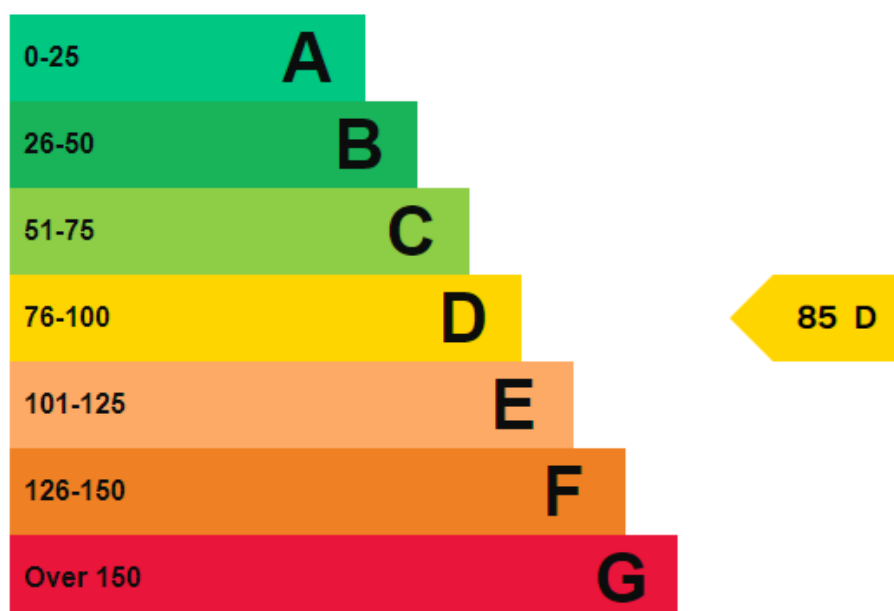
# LOCATION

Ground Floor, 96, FARINGDON ROAD  
(LONDON)

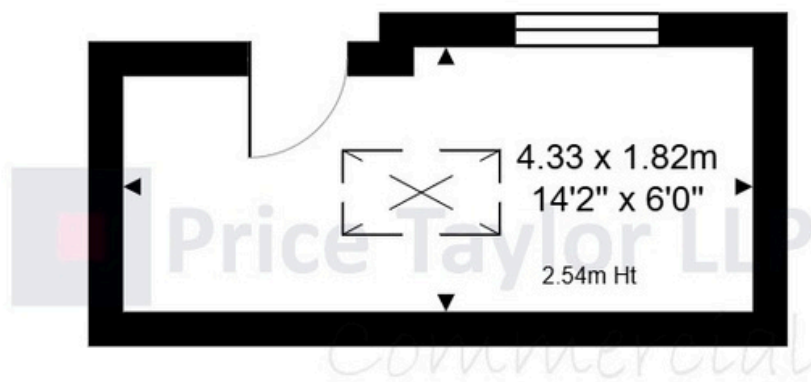


## 09

### ENERGY PERFORMANCE ASSET RATING



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



Total Net Internal Area: 7.5 m<sup>2</sup> ... 81 ft<sup>2</sup>

Although every attempt has been made to ensure accuracy, all measurements are approximate.



NOT TO SCALE. FOR IDENTIFICATION ONLY

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

Strictly by appointment through sole agents:

**Price Taylor LLP Commercial**

**+44 (0) 20 7354 7354**

**enquiries@pricetaylor.com**



**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.
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](http://pricetaylor.com)