



45 BRITTON STREET LONDON EC1

**SELF-CONTAINED OFFICE BUILDING
3,000 SQ FT (278 SQ M) TO LET**



45 BRITTON STREET
COMPRISES A MODERN,
SELF-CONTAINED OFFICE
BUILDING, PROVIDING
3,000 SQ FT (278 SQ M)
OF OPEN PLAN OFFICE
SPACE ON ALL FLOORS.



FARRINGTON

The property is very well located on the east side of Britton Street, immediately opposite the leafy St John's Gardens and close to the Benjamin St / Albion Place junction.

Farringdon Station is a 2-minute walk from the building, which will benefit from Crossrail from 2021, making it one of the most well-connected locations in Central London.

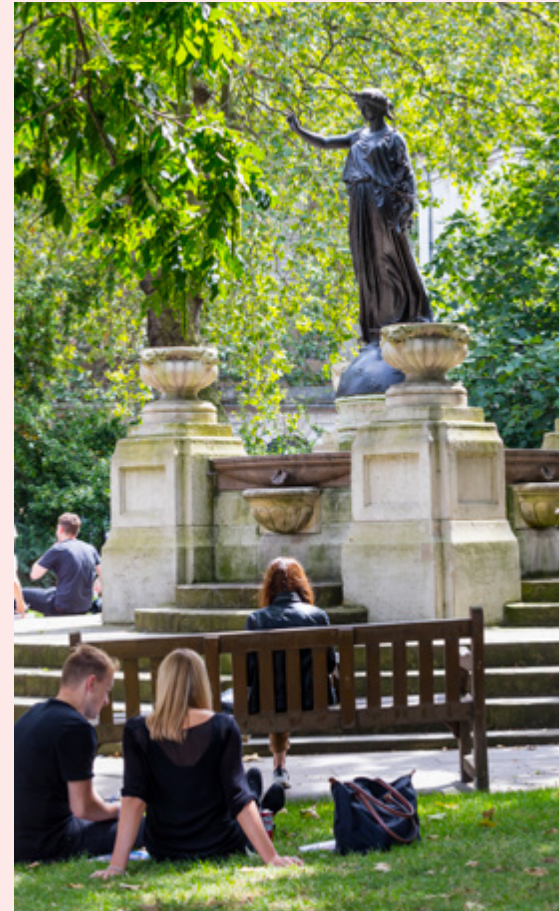
The immediate surrounds are home to an exciting mix of occupiers and amenities, with a vast array of restaurants, cafés, bars and shops that line Clerkenwell Road and Farringdon Road.

Notable neighbours include The Goldsmith's Centre and a distinctive 'organic' style property next door, developed by Janet Street-Porter.



AMENITIES

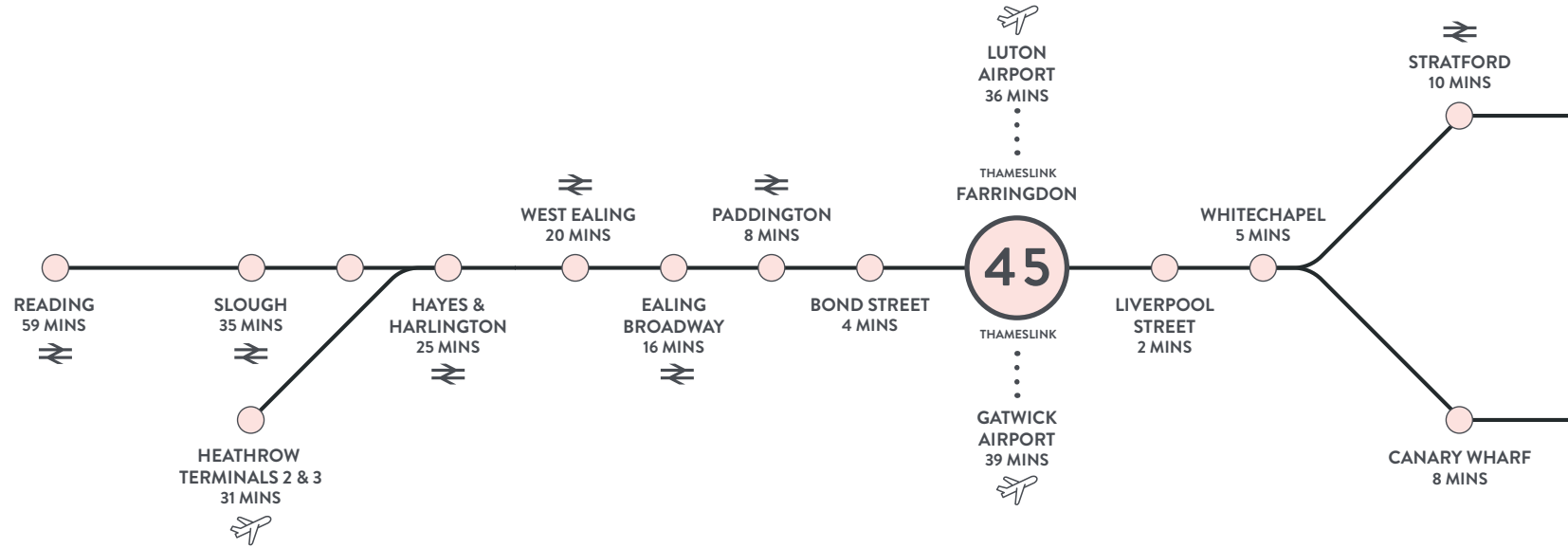
- | | | | |
|-----------|----------------------|-----------|---------------------|
| 01 | Iberica | 06 | HIX |
| 02 | St John's Gardens | 07 | Smith of Smithfield |
| 03 | Brewdog | 08 | Polpo |
| 04 | Clerkenwell & Social | 09 | Vinoteca |
| 05 | St John Restaurant | 10 | Smithfield Market |



ELIZABETH LINE

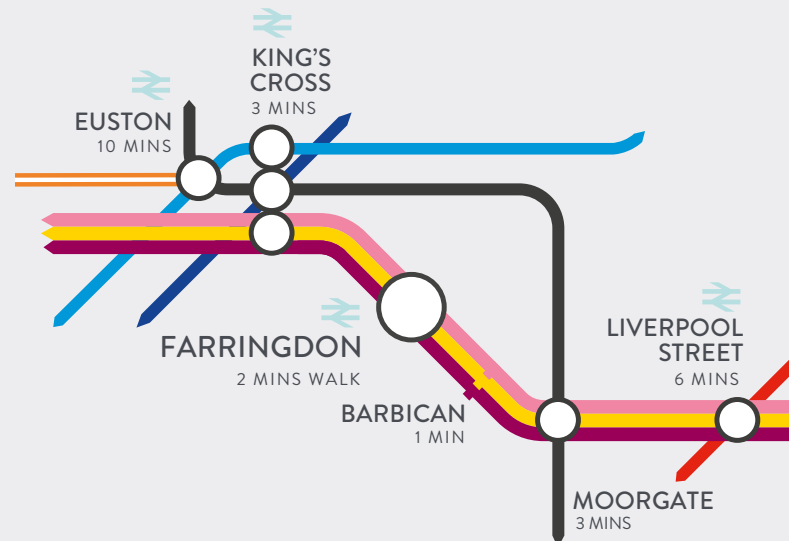
The Elizabeth line provides a new high speed train service, giving thousands of commuters quick access into and across London.

With the completion of the Elizabeth line, Farringdon will be the only Central London station with direct access to three airports.



CONNECTIONS

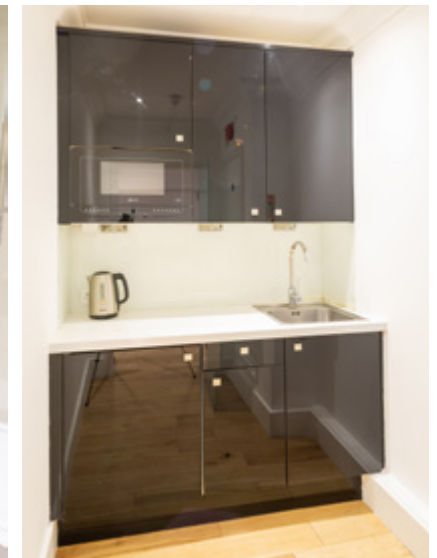
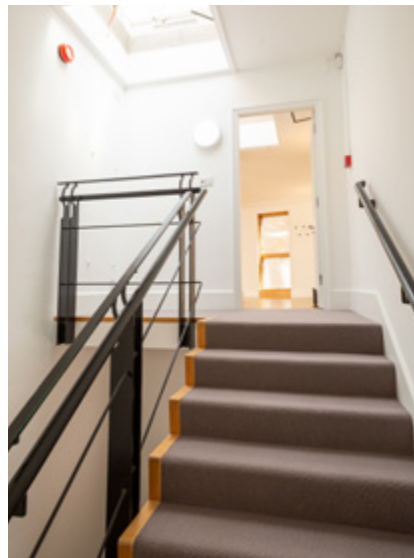
Farringdon station is served by the Circle, Hammersmith & City and Metropolitan Lines along with Thameslink mainline services.



SPECIFICATION

THE PROPERTY HAS BEEN REFURBISHED AND PROVIDES THE FOLLOWING SPECIFICATION:

- Comfort cooling on all floors
- Perimeter trunking
- LED spot lighting and uplighters
- Double glazing throughout
- Ground floor WC and Shower
- Small rear terrace at ground floor
- Tea point on ground and third floors
- New carpet tiles on first floor and upper stairs
- Parquet style wood flooring on ground, second and third
- Third floor sky lights
- Gas fired central heating
- Entry phone on each floor
- Delightful views over St John's Gardens
- Fibre internet cable line (G-Network)
- Basement storage and server room



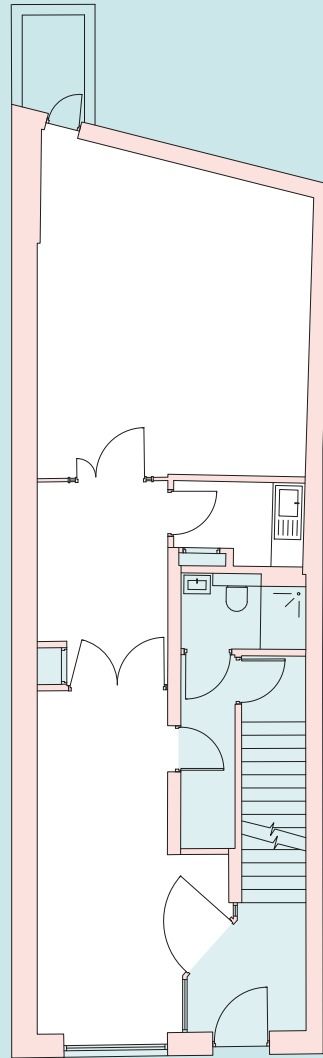
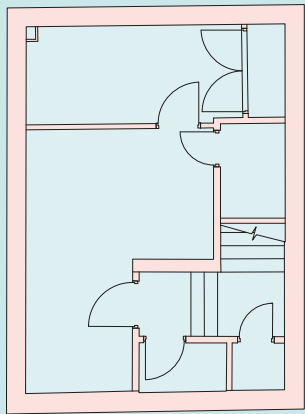
FLOOR PLANS

Floor plans not to scale. Indicative size only.

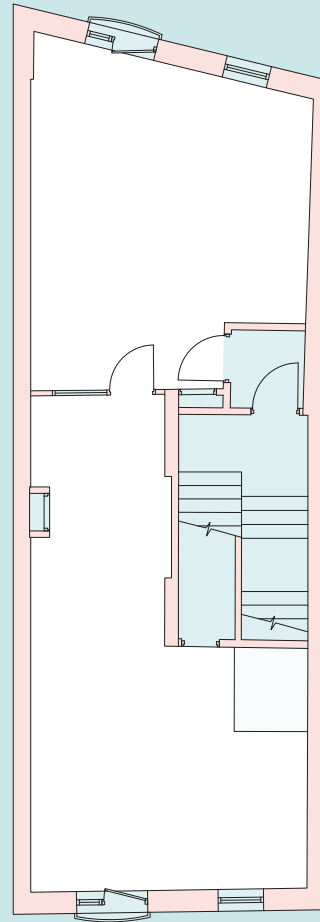


SCHEDULE

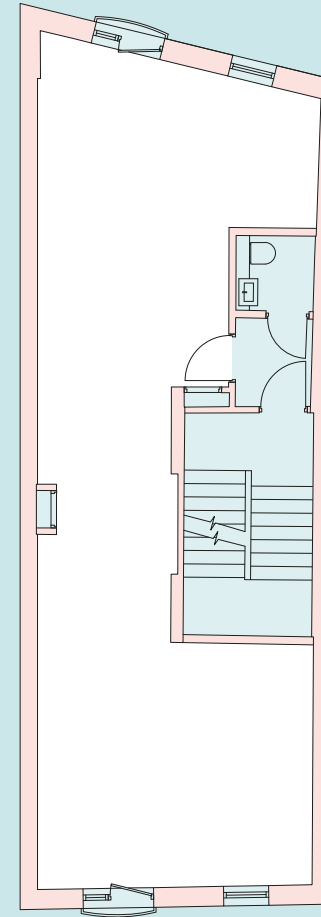
FLOOR	SQ FT	SQ M
Third	717.5	66.6
Second	659.6	61.2
First	683.7	63.5
Ground	676.8	62.8
Basement	267.7	24.4
Total	3,000.4	278.7



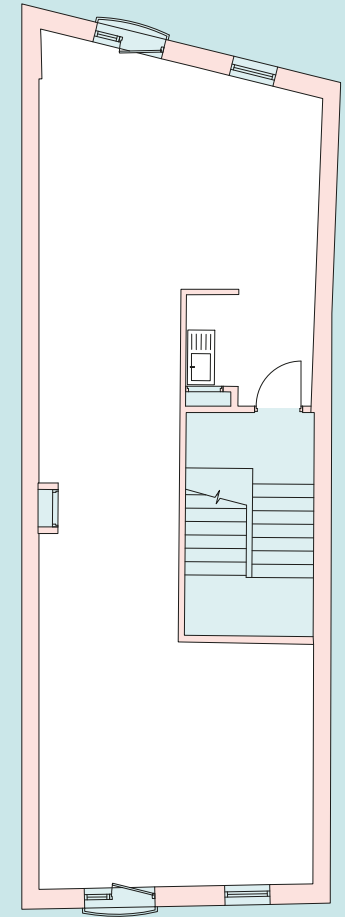
BRITTON STREET



FIRST
683.7 SQ FT



SECOND
659.6 SQ FT



THIRD
717.5 SQ FT

BASEMENT
262.7 SQ FT

GROUND
676.8 SQ FT

CONTACT



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EPC Rating: C

MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

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