

PROPERTY PARTICULARS

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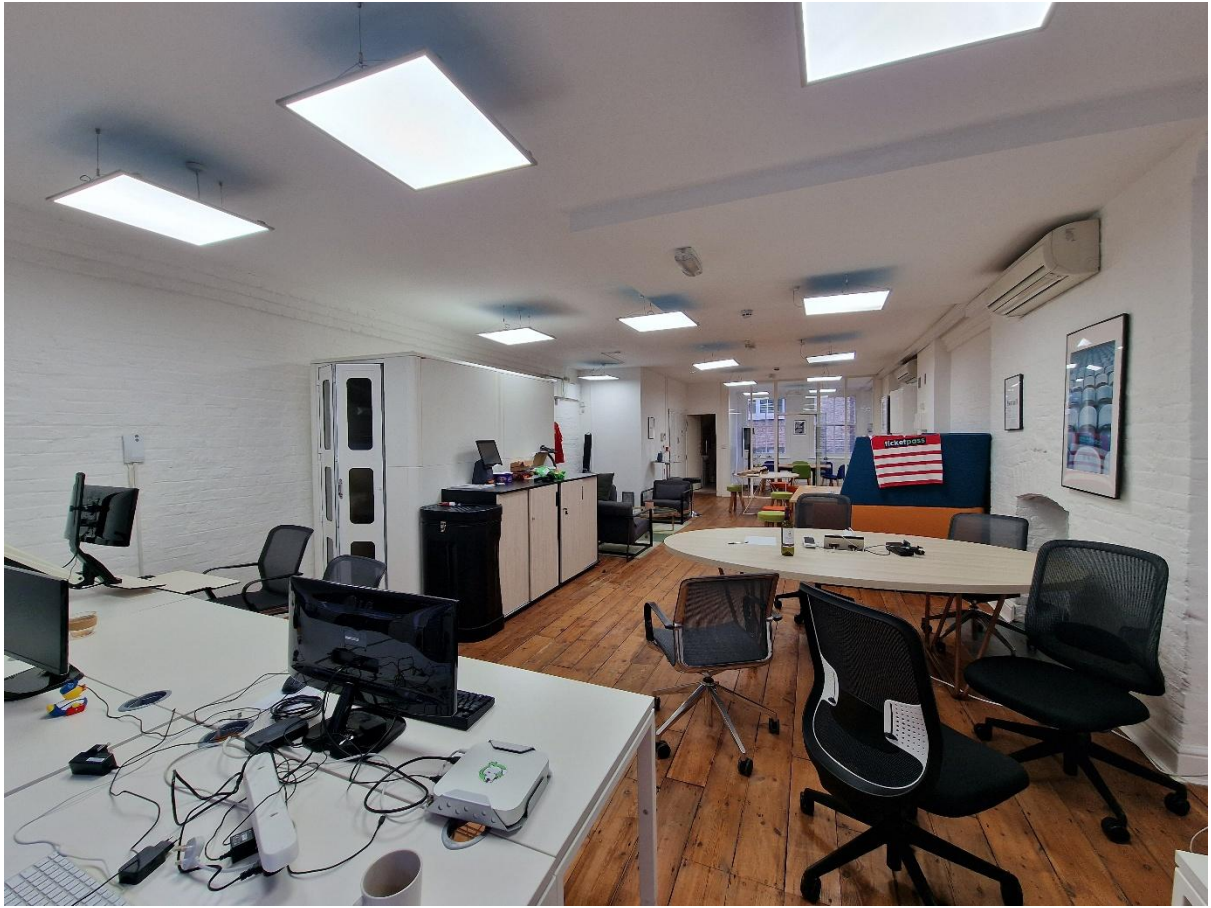
Property Consultants
& Estate Agents

OFFICE/STUDIO TO LET OPPOSITE FARRINGDON STATION



2ND FLOOR, 47 FARRINGDON ROAD EC1M 3JB

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LOCATION	Situated on the west side of Farringdon Road very close to the junction with Greville Street and just a minute's walk to Farringdon Station. Cowcross Street, Leather Lane and High Holborn are nearby.
DESCRIPTION	Comprising 2 nd floor of an attractive Victorian former warehouse building.
AREA <i>(all measurements are approx.)</i>	900 sq ft/83.61sqm
AMENITIES	<ul style="list-style-type: none">* Original wooden floor* Exposed painted brickwork* Meeting room* A/C* Kitchenette* Demised WC* Recently refurbished common parts
RENT	£42,500 PAX
SERVICE CHARGE	Tbc
BUSINESS RATES	Rates payable are £13,723 per annum. Interested parties are advised to obtain confirmation from LB Camden.
LEASE	A new lease is available direct from the Freeholder by negotiation.
EPC	C/61

VIEWING

**Through sole agent
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