
PROPERTY PARTICULARS

TO LET

SELF CONTAINED OFFICE / SHOWROOM

PRIME FARRINGDON LOCATION

1,642 SQ FT – 4,284 SQ FT



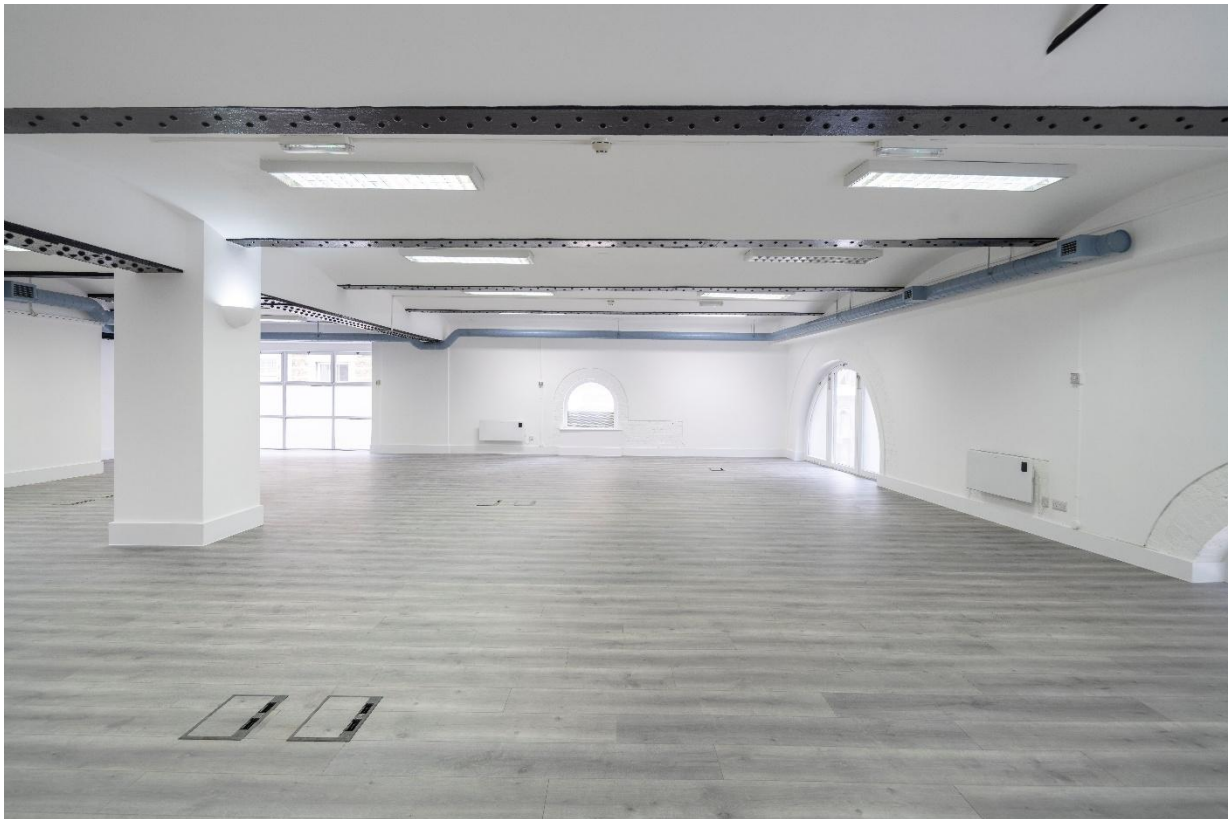
58 FARRINGDON ROAD, LONDON, EC1M 3HE

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LOCATION 58 Farringdon Road is in a prime central Farringdon location, just 250 metres from the Turnmill Street entrance to Farringdon Station. The station provides rapid connections via the Elizabeth Line, Thameslink and London Underground, offering excellent access across London and beyond.

The surrounding area is one of London's most popular commercial districts, with a strong mix of cafés, restaurants, bars and independent retailers, alongside a thriving community of creative, tech and professional occupiers. With superb transport links and a vibrant local environment, 58 Farringdon Road offers an ideal base for businesses seeking a well-connected central London location.

DESCRIPTION A newly refurbished 4,266 sq ft office/showroom arranged over lower ground, ground and first floors in the heart of Farringdon. The space has a high-quality CAT A finish with new flooring, kitchen and WC facilities, excellent natural light and an internal staircase linking the ground and lower ground floors. Two self-contained entrances provide added flexibility, and the clean, open-plan layout with a warehouse-style aesthetic suits a variety of occupiers. Moments from Farringdon Station, this is a prime opportunity in one of London's most connected and vibrant locations.

AREA (all measurements are stated approx.)

Lower & Ground floors:	2,642 sq ft
1 st floor:	1,642 sq ft
Total:	4,284 sq ft

AMENITIES	* Self- contained	* Raised access floors
	* Air conditioning	* 3 min walk to Farringdon Station

RENT	Lower & Ground floors:	£104,359 PAX / £39.50 psf
	1 st floor:	£77,995 PAX / £47.50 psf
	Total:	£182,354 PAX / £41.78 psf

BUSINESS RATES We understand that annual business rates payable are £15.01 psf. However, interested parties are advised to make their own enquiries.

SERVICE CHARGE We understand that the annual service charge is running at approx. £0.98 psf.

USE B1/Offices

LEASE A new lease available from the Freeholders by negotiation.

VIEWING Through Sole Agents:-
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