

Compton

For Rent
109-111 Farringdon Road
Clerkenwell EC1



Refurbished fully fitted office spaces
available for lease moments from
Farringdon station

For Rent

109-111 Farringdon Road
Clerkenwell EC1R

Size

762 - 3,435 Ft²

Rent

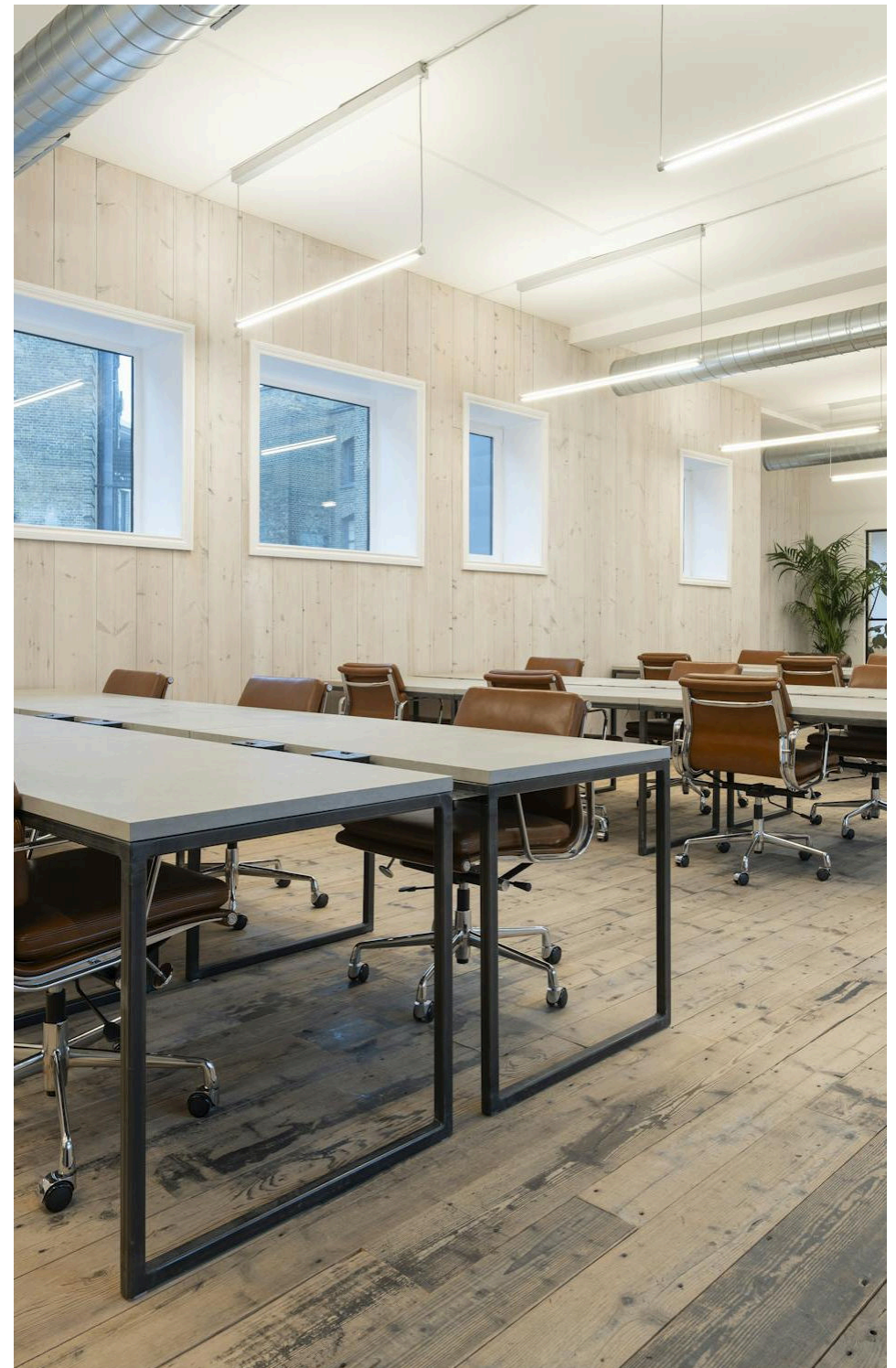
£79.50 per sq ft

Fitout

Fitted. Can be fully-fitted subject to terms

Description

109-111 Farringdon Road occupies a prominent position near the junction of Clerkenwell and Farringdon Road located approximately 150 metres from the Farringdon Station which holds an entrance direct into the new Elizabeth Line. We have 3 units currently available and the 3rd floor front and rear units can be taken together to create a unit of c. 2,673 sq ft. The building was restored by the current landlord with the internal office floors benefitting from a blend of original features and modern fittings.



For Rent

109-111 Farringdon Road
Clerkenwell EC1R

Size

762 - 3,435 Ft²

Rent

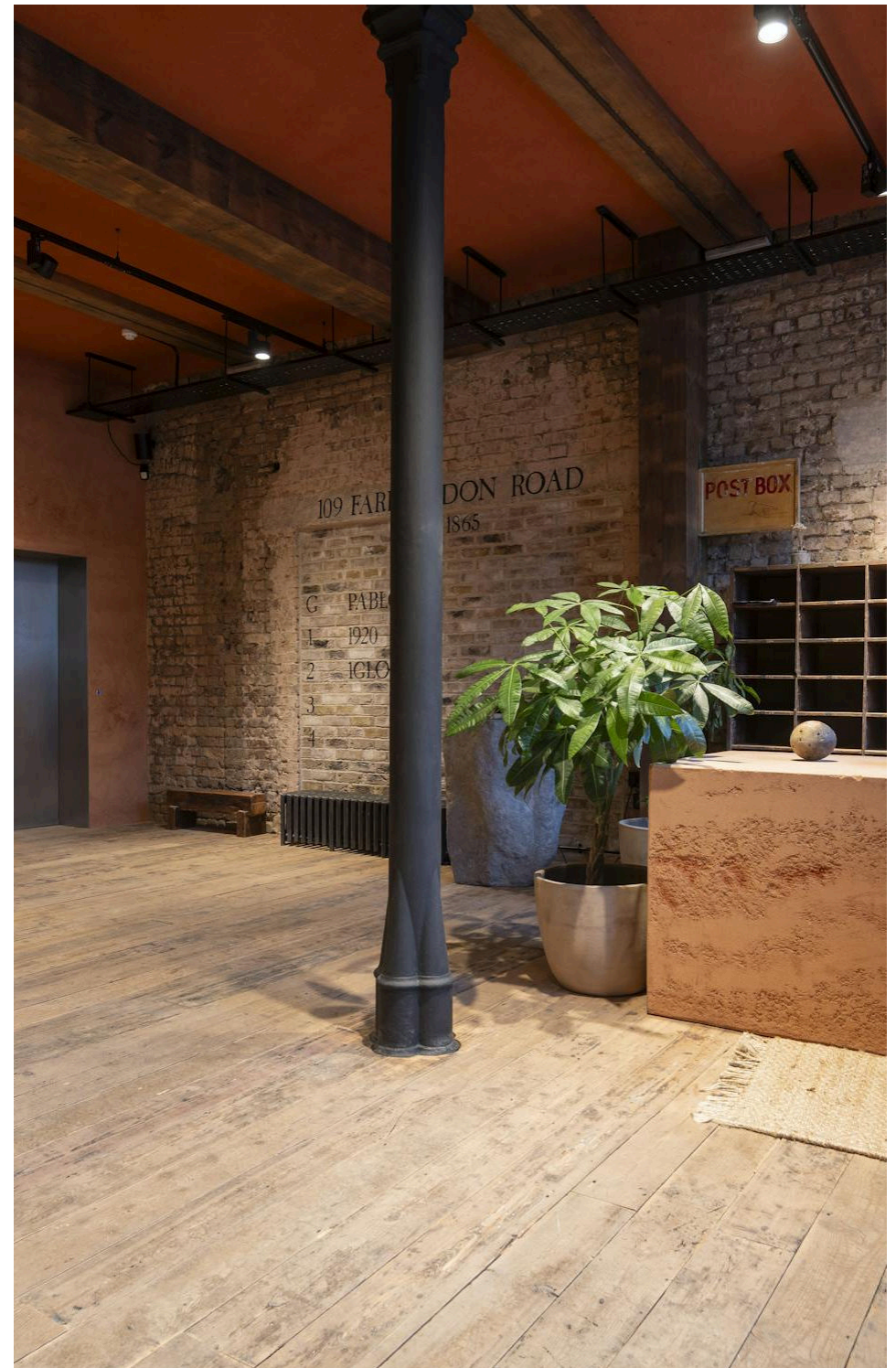
£79.50 per sq ft

Fitout

Fitted. Can be fully-fitted subject to terms

Description

3rd Floor rear has been fully-fitted to include 1 meeting room, kitchenette and 18 workstations & a terrace. 3rd Floor front has been fully-fitted to include 1 meeting room, kitchenette and 12 workstations. 4th floor front can be fully-fitted subject to terms, to include meeting room(s), kitchenette and furniture & benefits from a terrace.



For Rent

109-111 Farringdon Road
Clerkenwell EC1R

[Click to Play](#)



For Rent

109-111 Farringdon Road
Clerkenwell EC1R

Reception

Size

762 - 3,435 Ft²

Rent

£79.50 per sq ft

Fitout

Fitted. Can be fully-fitted subject
to terms

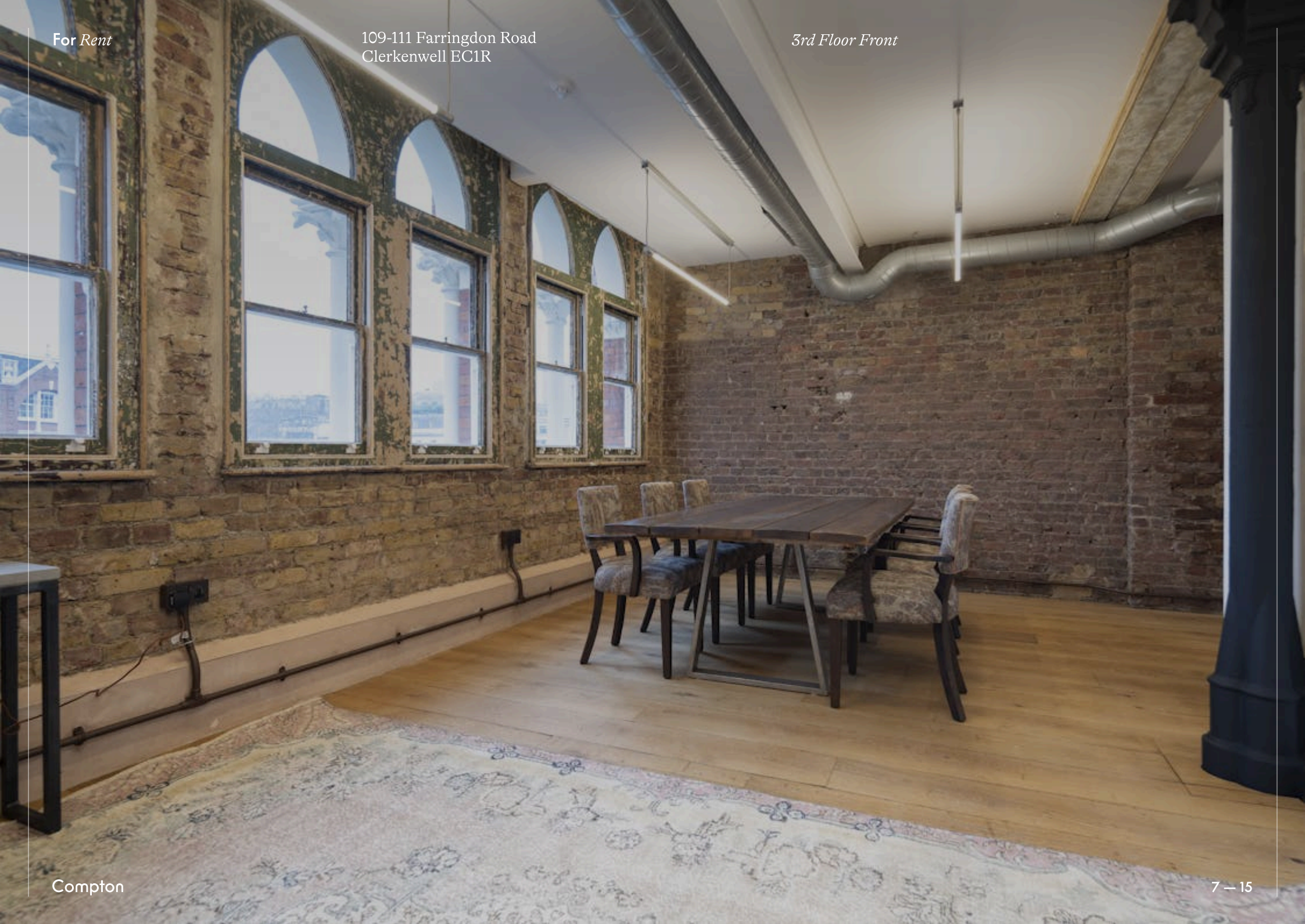


Compton

For Rent

109-111 Farringdon Road
Clerkenwell EC1R

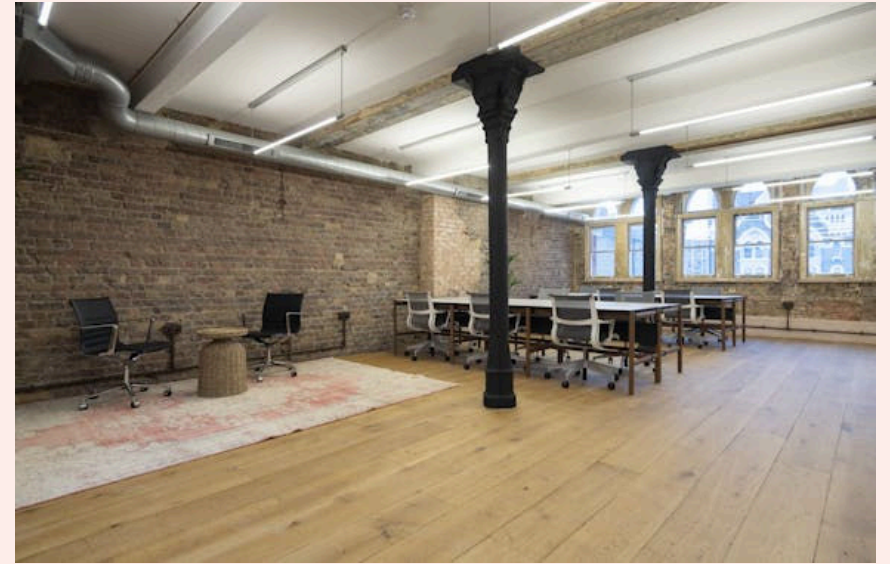
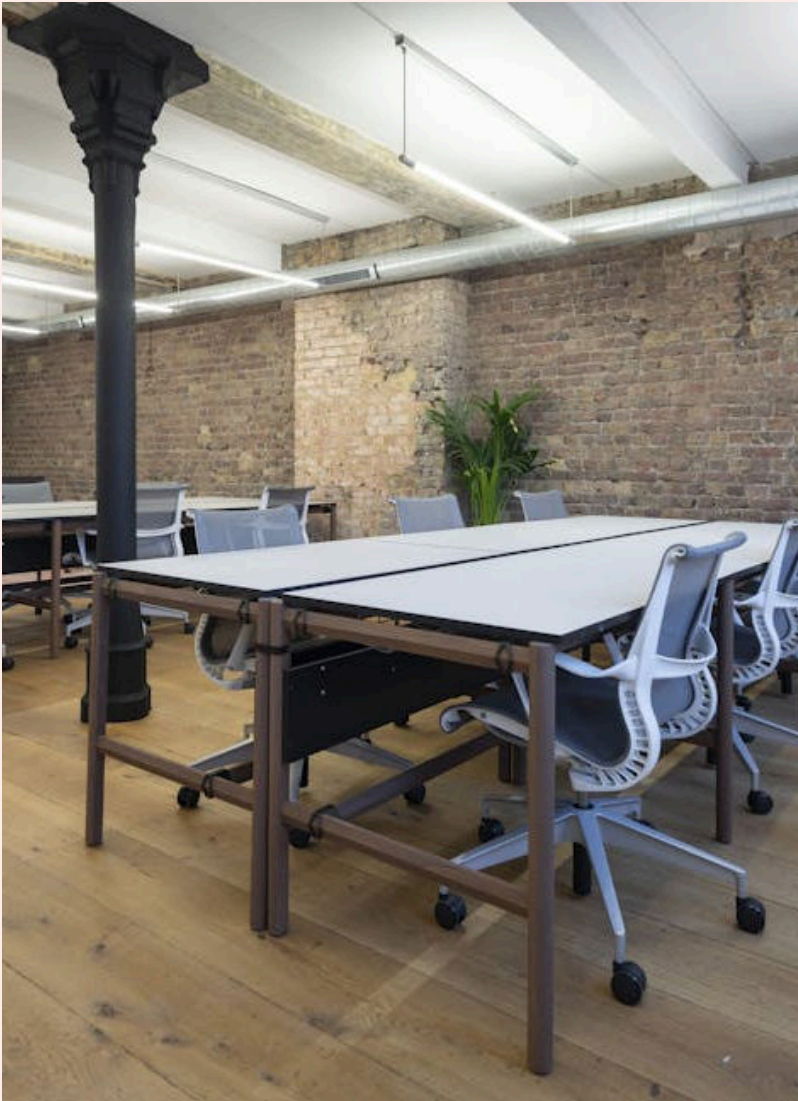
3rd Floor Front



For Rent

109-111 Farringdon Road
Clerkenwell EC1R

MC4284-8626-HR.jpg



3rd Floor Front

For Rent

109-111 Farringdon Road
Clerkenwell EC1R

Location

This prestigious Farringdon location boasts a seamless blend of Victorian charm and modern sophistication, nestled within the vibrant neighbourhood of Clerkenwell. Known for its rich artisan past and a thriving present of design studios, eclectic eateries, and renowned cultural hotspots, this area merges a sense of community with the pulsating life of the city.

The Clerkenwell / Farringdon area has established itself as a thriving retail destination and has fast become one of London's most fashionable residential locations as well as a preferred destination for companies in the creative, technology, media and fashion industries.

109-111 Farringdon Road is a stone's throw from the area's beating heart, Farringdon station,



For Rent

109-111 Farringdon Road
Clerkenwell EC1R

3rd Floor Rear



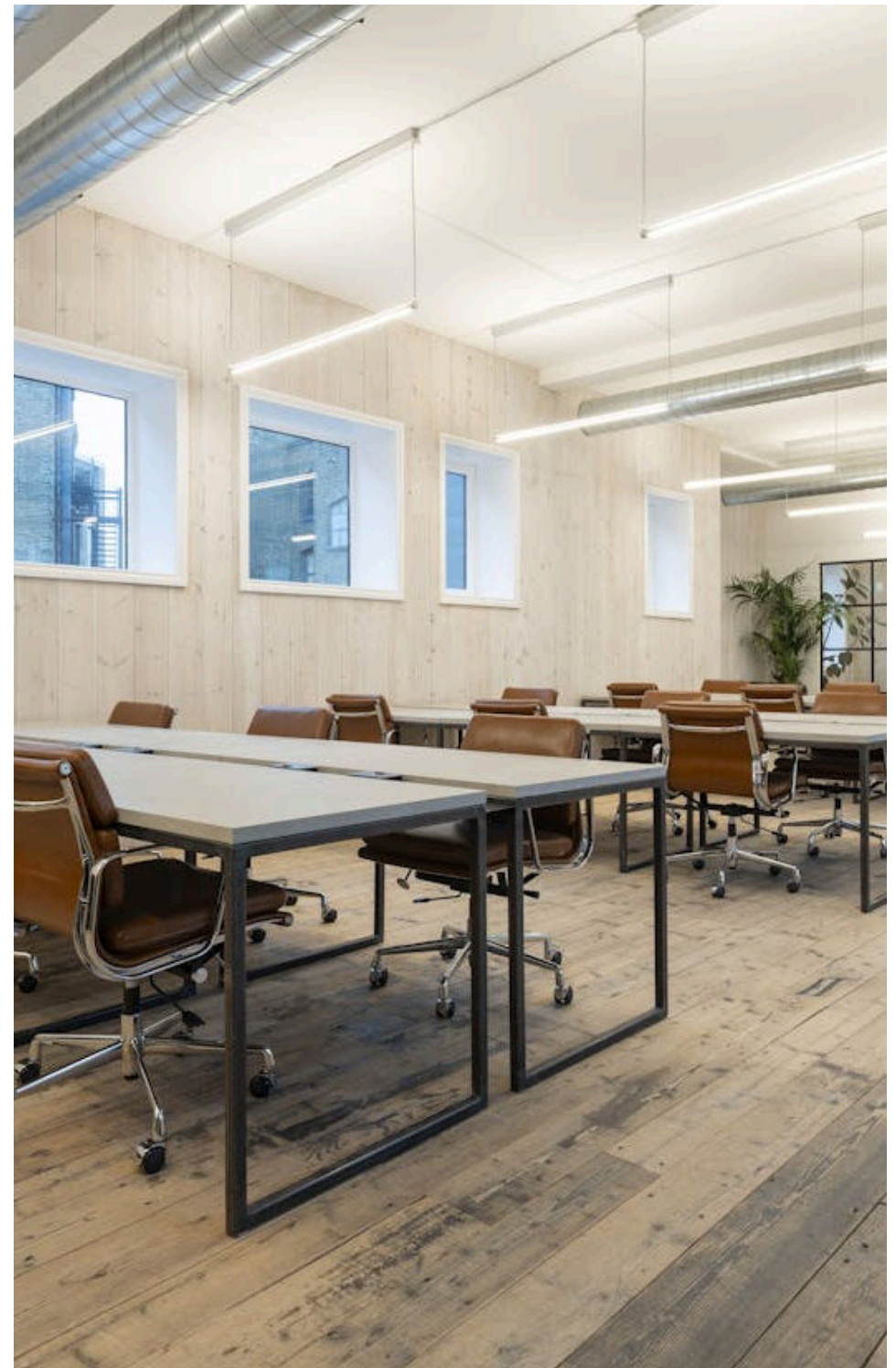
For Rent

109-111 Farringdon Road
Clerkenwell EC1R

Amenities

- 3rd Floor rear has been fully-fitted to include 1 meeting room, kitchenette and 18 workstations & a terrace
- 3rd Floor front has been fully-fitted to include 1 meeting room, kitchenette and 12 workstations
- 3rd floor front and rear units can be taken together to create a unit of c. 2,673 sq ft
- 4th floor front can be fully-fitted subject to terms, to include meeting room(s), kitchenette and furniture & benefits from a terrace
- Grade II listed Victorian warehouse with original Victorian features
- Modern suspended lighting
- Air conditioning
- Showers
- Communal WCs
- Bike Storage
- Passenger Lift
- 24 hour access
- Refurbished communal areas and reception

Compton



For Rent

109-111 Farringdon Road
Clerkenwell EC1R

3rd Floor Front



3rd Floor Rear

For Rent

109-111 Farringdon Road
Clerkenwell EC1R

Availability

Name	Building Type	Sq Ft	Rent (Sq Ft)	Rates Payable	Service Charge	Total Month	Total Year	Availability
4th - Front	Office	762	£79.50	£25 /sq ft	£10.67 /sq ft	£7,313.30	£87,759.54	Available
3rd - Front	Office	1,030	£79.50	£25 /sq ft	£10.67 /sq ft	£9,885.43	£118,625.10	Available
3rd - Rear	Office	1,643	£79.50	£25 /sq ft	£10.67 /sq ft	£15,768.69	£189,224.31	Available
Total		3,435	£79.50			£32,967.42	£395,608.95	

For Rent

109-111 Farringdon Road
Clerkenwell EC1R

Terms

A new lease direct from the
Landlord

Fit Out Spec

Fully-fitted with meeting room,
kitchenette and workstations

Tenure

New Lease

Availability

Available Immediately

Legal Costs

Each party to bear their own costs

VAT

Applicable

Compton Concierge

Want your workspace *managed*?

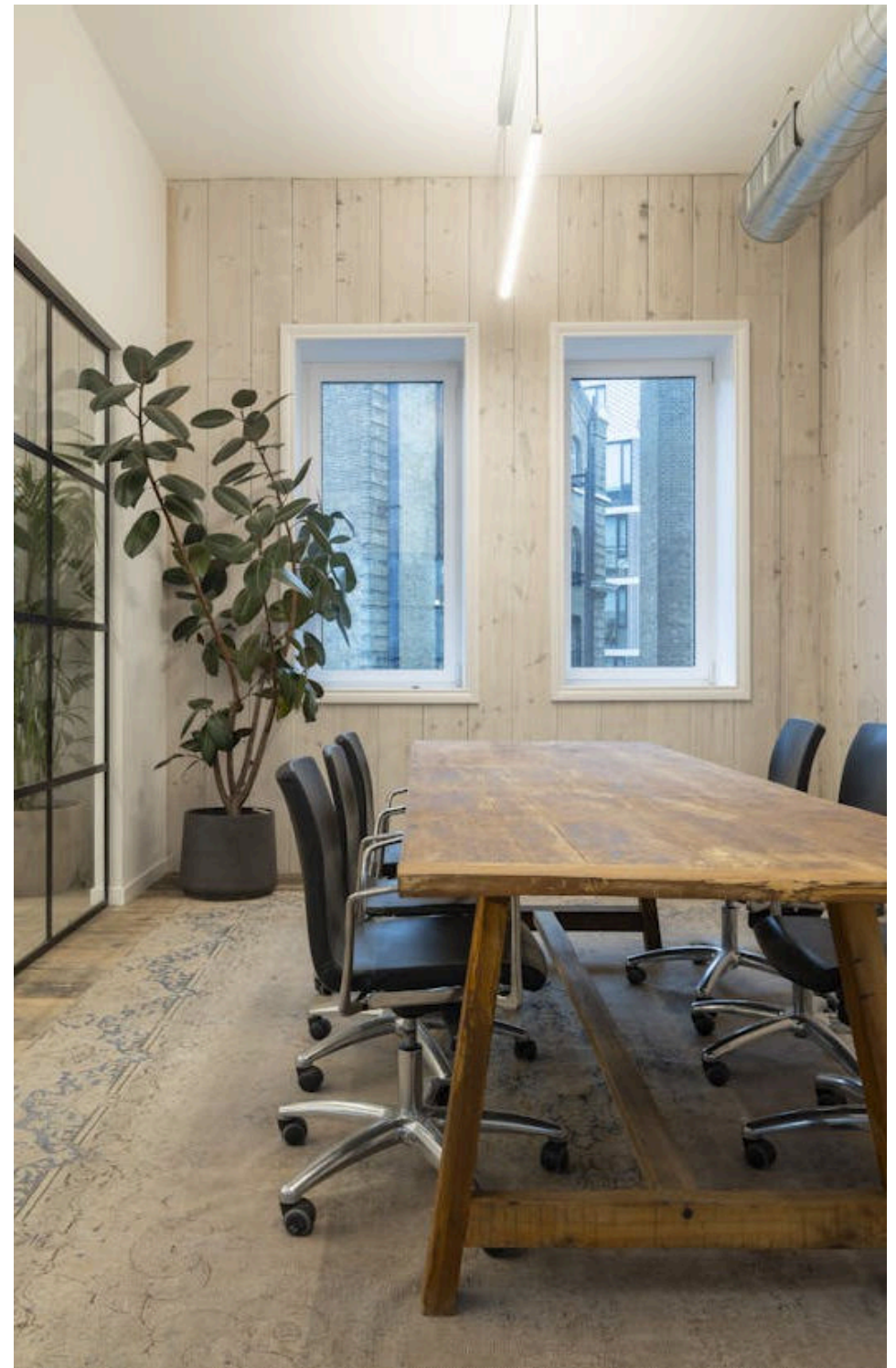
Find out more

compton.london/concierge

Compton

Content

Watch the Film
(click button)



Contact Us

compton.london

020 7101 2020

enquiries@compton.london

All appointments to view must be arranged via sole agents, Compton, through:



Sarah Hill

sh@compton.london

0207 101 2020 | 07936 338 774



Jake Kinsler

jk@compton.london

0207 101 2020 | 07928049777



Michael Raibin

mr@compton.london

0207 101 2020 | 07880 795 679