

Compton

*For Rent*  
**109-111 Farringdon Road  
Clerkenwell EC1**



Refurbished fitted office spaces  
available for lease in a Grade II  
Listed Victorian warehouse  
conversion moments from  
Farringdon station

**For Rent**

109-111 Farringdon Road  
Clerkenwell EC1R

**Size**

762 - 3,435 Ft<sup>2</sup>

**Rent**

£79.50 per sq ft

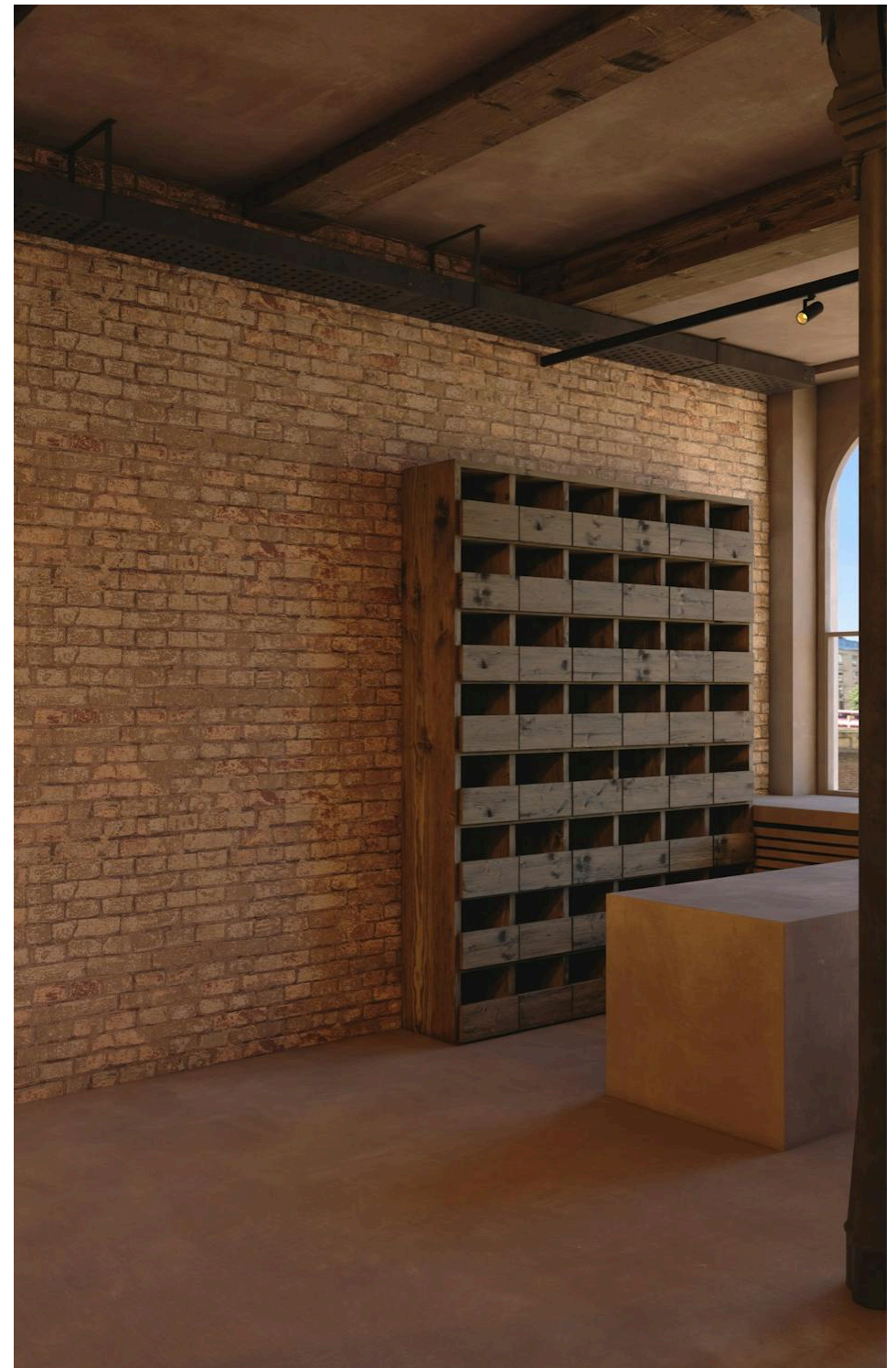
**Fitout**

Fitted. Can be fully-fitted subject to terms

**Description**

We have 3 units currently available and the 3rd floor front and rear units can be taken together to create a unit of 2,673 sq ft.

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. The building was restored by the current landlord with the internal office floors benefitting from a blend of original features and modern fittings.



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Clerkenwell EC1R

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4 — 15

**For Rent**

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Clerkenwell EC1R

*Main Office Floor*

**Size**

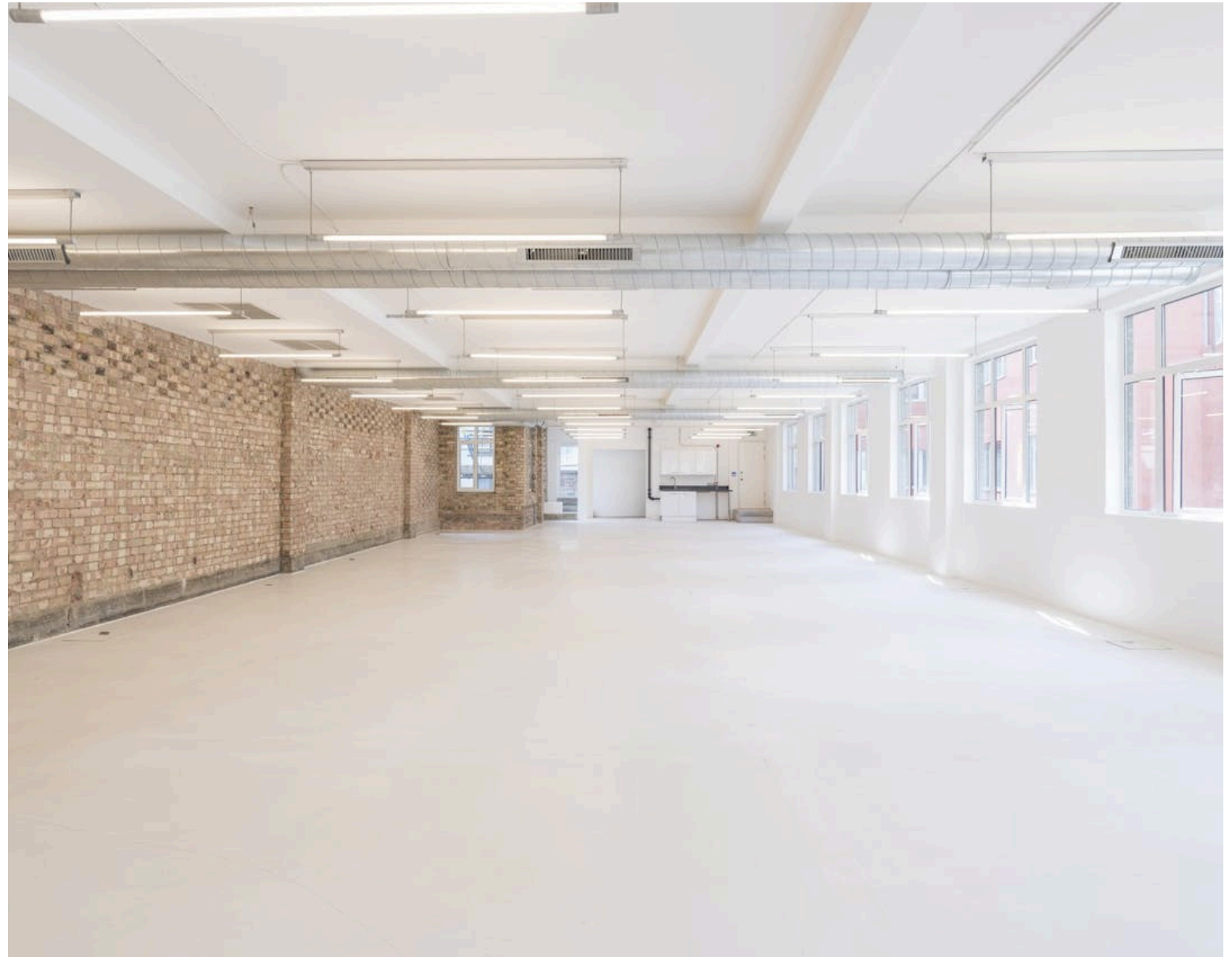
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For Rent

109-111 Farringdon Road  
Clerkenwell EC1R

Reception CGI



*For Rent*

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Clerkenwell EC1R

*Reception CGI*



*Main Office Floor*

## 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,



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Main Office Floor

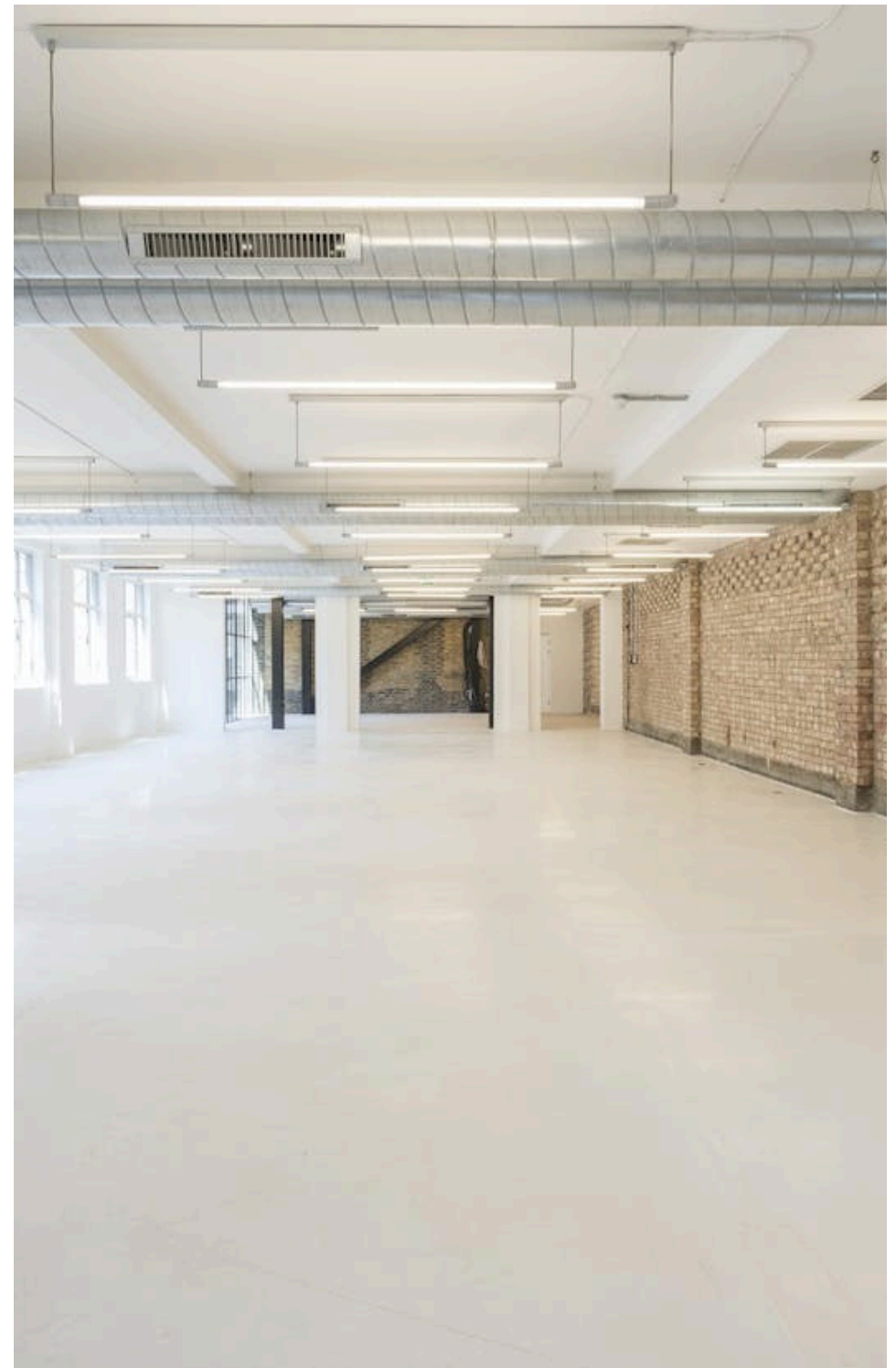


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## Amenities

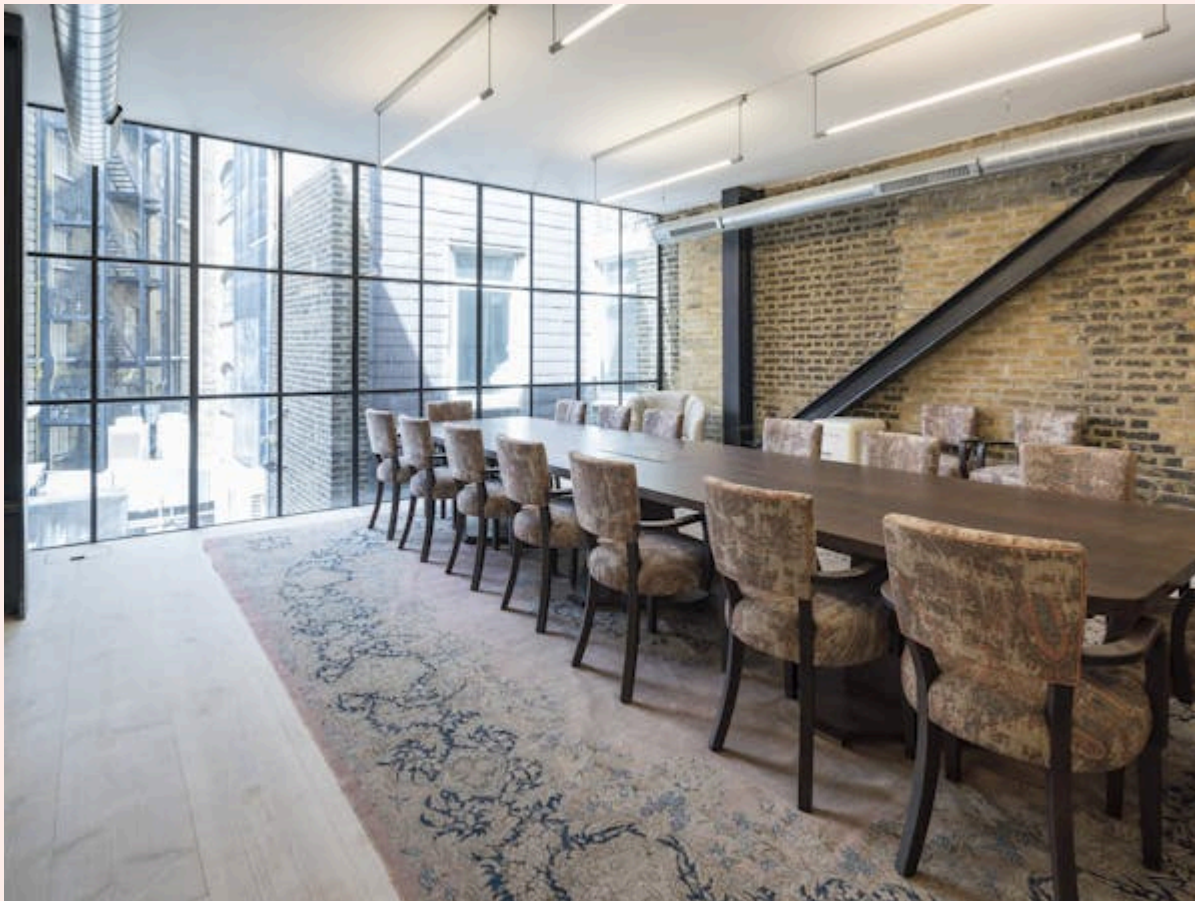
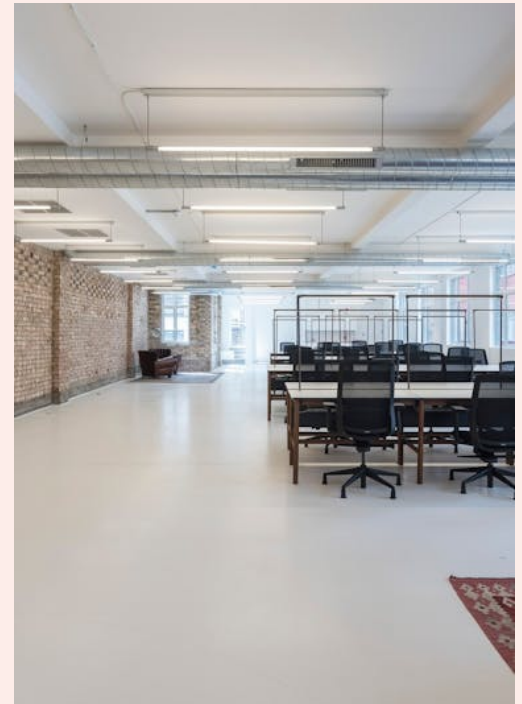
- Grade II listed Victorian warehouse with original Victorian features
- 3rd Floor front and rear units have been fully-fitted to include meeting room(s), kitchenette and furniture
- 3rd floor front and rear units can be taken together to create a unit of 2,673 sq ft
- Can be fully-fitted subject to terms, to include meeting room(s), kitchenette and furniture
- Modern suspended lighting
- Air conditioning
- Communal WCs / shower facility
- Bike Storage
- Passenger Lift
- 24 hour access



**For Rent**

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*Main Office Space- 2nd Floor Rear*



*Meeting Room - 2nd Floor Rear*

For Rent

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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
<b>Total</b>		<b>3,435</b>	<b>£79.50</b>			<b>£32,967.42</b>	<b>£395,608.95</b>	

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## Terms

A new lease direct from the  
Landlord

## Fit Out Spec

Can be offered fully-fitted subject  
to terms

## Tenure

New Lease

## Availability

Available Immediately

## Legal Costs

Each party to bear their own costs

## VAT

Applicable

## Compton Concierge

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## Content

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