

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

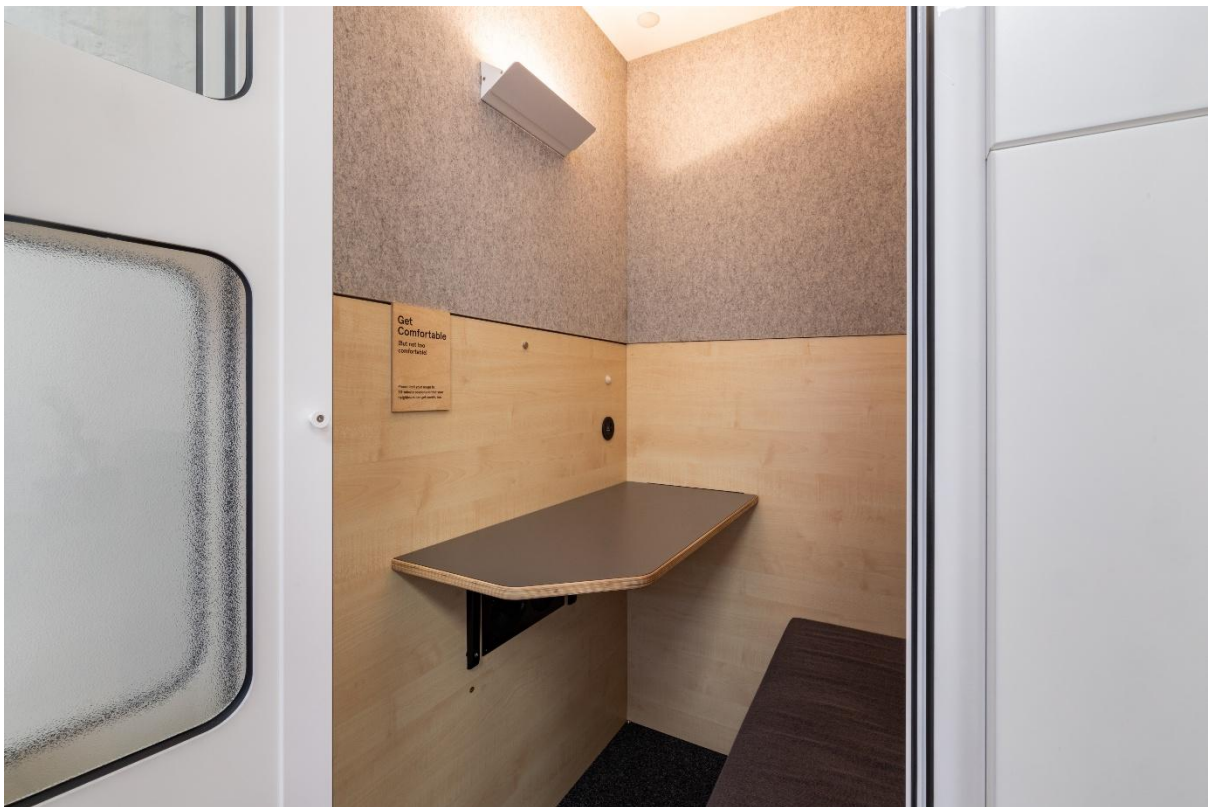
BRIGHT OFFICE/STUDIO TO LET OPPOSITE FARRINGDON STATION



**2ND FLOOR, 47 FARRINGDON ROAD EC1M
3JB**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.







2ND FLOOR, 47 FARRINGDON ROAD EC1M 3JB

LOCATION	Situated on the west side of Farringdon Road very close to the junction with Greville Street and just two minutes' walk to Farringdon Station (Elizabeth, Circle, Hammersmith & City, Metropolitan lines and National Rail). Cowcross Street, Leather Lane and High Holborn are all very nearby, with numerous options for eating and drinking out.
DESCRIPTION	Comprising the 2 nd floor of an attractive Victorian era, former warehouse building. The property benefits from excellent natural light, attractive wooden flooring, exposed brickwork and numerous other original architectural features. The premises is furnished and has a glazed meeting room, two office booths, comfort cooling, kitchenette, video entryphone system and demised WC.
AREA <i>(all measurements are approx.)</i>	900 sq ft/83.61sqm
AMENITIES	<ul style="list-style-type: none">* Warehouse style office space* Excellent natural light* Furnished* Attractive wooden floor* Approx. 3 metres floor to ceiling height* Two office booths, ideal for calls* Glazed meeting room* Comfort cooling* Kitchenette* Demised WC* Recently refurbished common parts
RENT	£47,250 PAX
SERVICE CHARGE	£3,500 per annum.
BUSINESS RATES	Rates payable are approx. £15,336 per annum. Interested parties are advised to obtain confirmation from LB Camden.

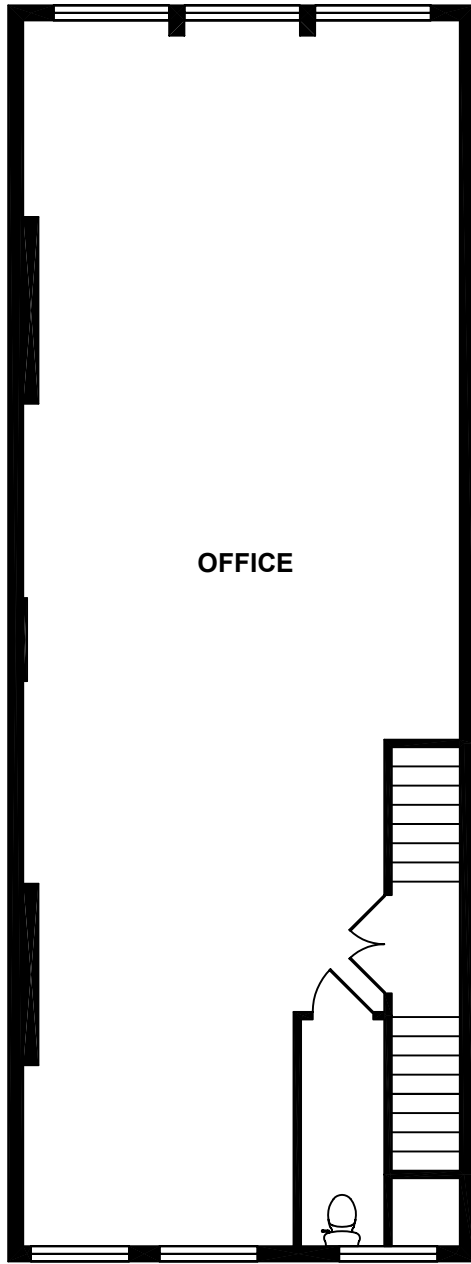
LEASE A new lease is available direct from the Freeholder.

EPC C/61

VIEWING

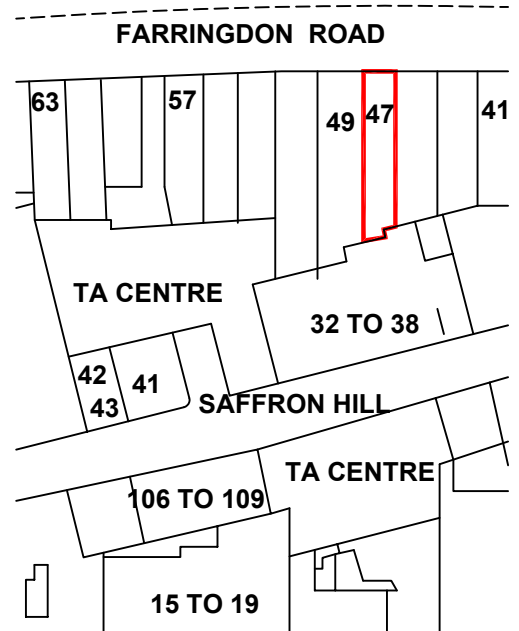
**Through joint sole agent
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47 FARRINGTON ROAD, LONDON EC 1M 3LB



OFFICE

SECOND FLOOR



FARRINGTON ROAD

63

57

49

47

41

TA CENTRE

32 TO 38

42

41

43

SAFFRON HILL

TA CENTRE

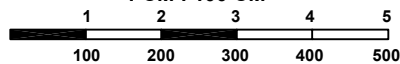
106 TO 109

15 TO 19

LOCATION PLAN, SCALE 1:1250 ON A4

SCALE: 1:100 AT A4

1 CM : 100 CM



SCALE: For the plan to be scale, the above scale bar must measure correct when printed (for example 5cm)

ALL DIMENSIONS TO BE CHECKED ON SITE