



**STIRLING
ACKROYD**

TO LET / FOR SALE

**Unit 6 Piano Works, 113-
117 Farringdon Road,
Farringdon, EC1R 3BX**

1,681 sq ft

**Creative Third Floor
Office Offered Fully
Fitted In Farringdon**



VIDEO TOUR

stirlingackroyd.com



Description

A striking warehouse-style office floor that seamlessly blends original industrial character with a clean, contemporary fit-out. Exposed brickwork, cast-iron columns and original timber beams frame the space, while wide plank wooden flooring and generous ceiling heights create a strong sense of volume and authenticity.

The open-plan layout is flooded with natural light from a full run of large windows, providing an uplifting and highly functional working environment. Thoughtfully arranged workstations, modern linear lighting and subtle design details deliver a space that is both practical and visually distinctive. The space also offers a fully functioning boardroom to the rear with additional space for further workstations or collaborative seating/breakout. An ideal space for creative, collaborative occupiers seeking character without compromise.

Key points

- Authentic Warehouse Office
- Offered Fully Fitted
- Design Led Layout With Exposed Character Features Throughout
- Passenger Lift Access, Bar Style Modern Kitchen and Access to Fibre Network
- Collaborative Working Space
- Excellent Connectivity - Farringdon Station Is Moments Away
- Air Conditioning
- 8-10 Person Board Room



Location

Positioned between Farringdon and Clerkenwell, the building sits at the heart of one of London's most creative and well-connected districts, surrounded by a standout mix of restaurants, bars, gyms, and cultural venues.

Exmouth Market and Leather Lane are moments away, offering some of the area's best independent food spots, while Clerkenwell Green brings a distinctive sense of heritage and character.

Farringdon Station is under a five-minute walk, delivering unrivalled connectivity via the Elizabeth Line, Circle, Hammersmith & City, and Metropolitan lines, as well as National Rail and Thameslink—putting the West End, City, and beyond within easy reach.

Transport Links



Farringdon 0.2 Miles



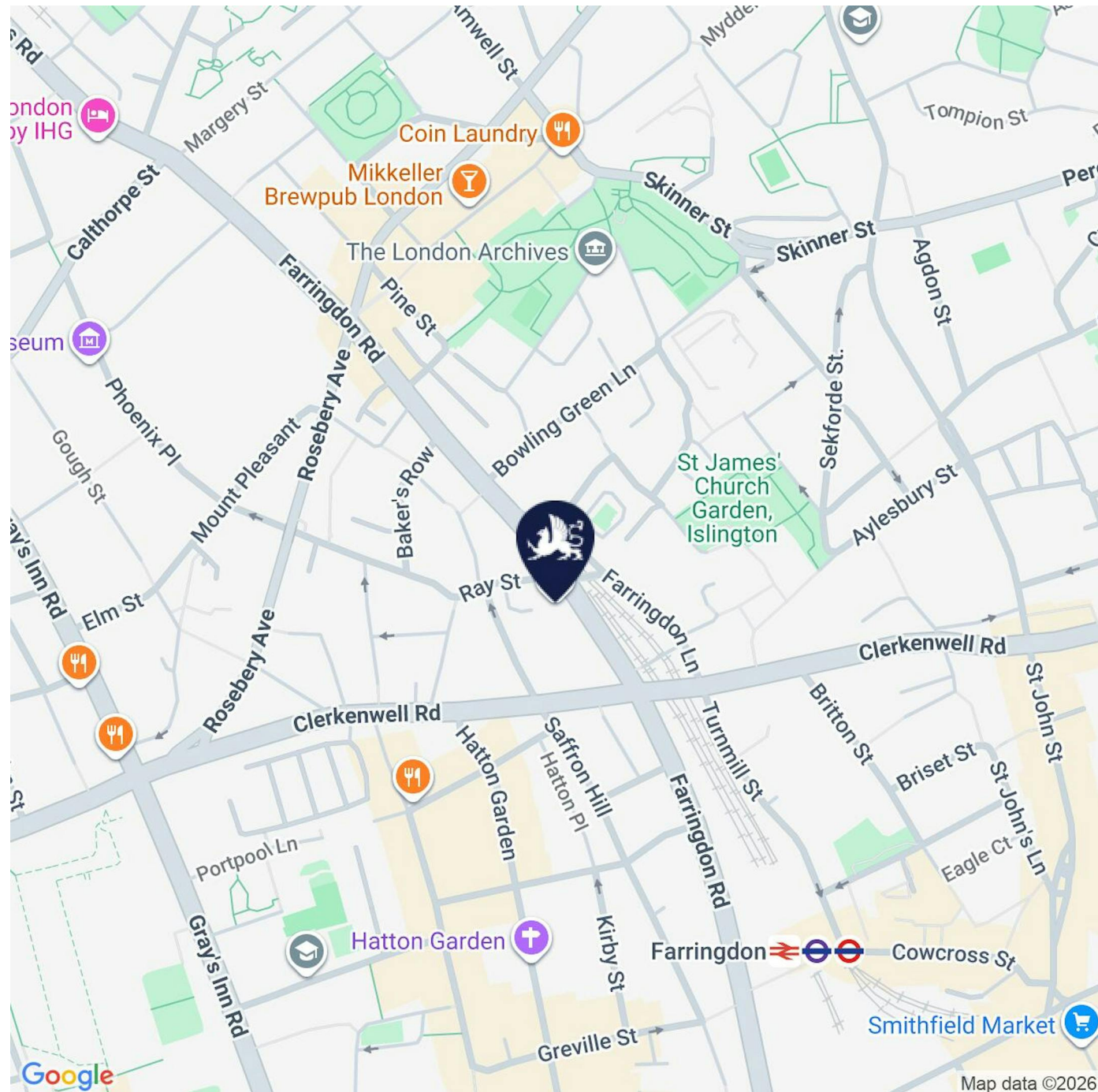
Chancery Lane 0.3 Miles



Barbican 0.5 Miles



Holborn 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
3rd - Floor	1,681	156.17	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£80,000 per annum
Price	£1,250,000
Rates	On application
Service Charge	£18,140 per annum Payable Quarterly at £4,535
VAT	Applicable
EPC	B (34)

Viewing & Further Information



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