

1 COLDBATH SQUARE ECI

1,826 SQ FT
SELF-CONTAINED OFFICE BUILDING FOR
RENT/SALE
FARRINGDON, ECI



DESCRIPTION

1 Coldbath Square provides a rare opportunity to lease this beautiful self-contained office building in the heart of Farringdon. The property benefits from 1 parking space which is a rarity within The City of London.

The open plan office space is arranged over lower ground, ground, first and second floors and would be of interest to tech, media and other creative occupiers.

AMENITIES



24 HOUR ACCESS



E CLASS USE



EXCELLENT
TRANSPORT LINKS



MEETING ROOMS



PARKING



EXCELLENT
NATURAL LIGHT



SELF-CONTAINED



COURTYARD



WC FACILITIES

SELF-CONTAINED OFFICE BUILDING FOR RENT/SALE





TRANSPORT

Farringdon – 9 mins



Chancery Lane – 14 mins



Barbican – 16 mins

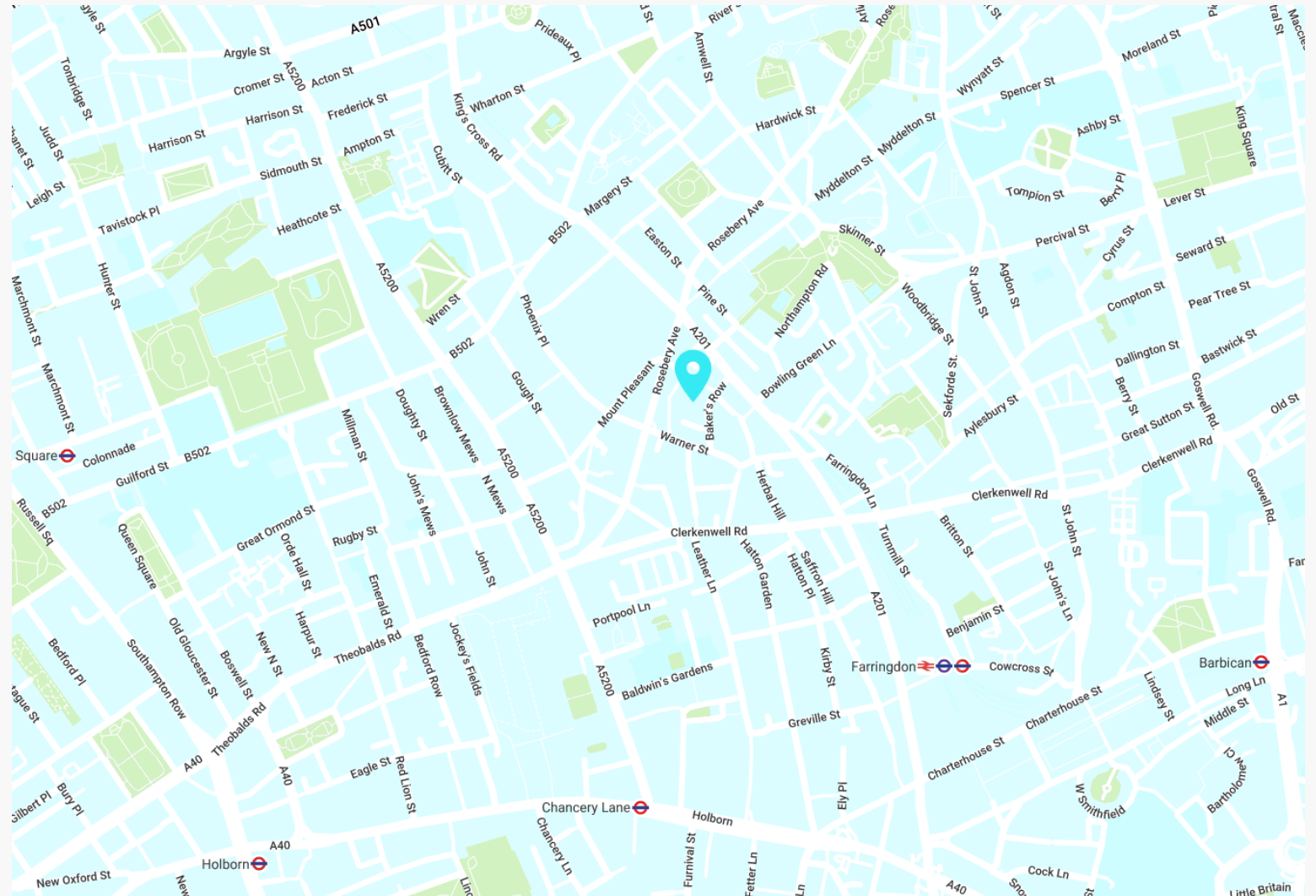


AREA

Set within a private courtyard, 1 Coldbath Square 9-minute the heart of Farringdon, just off the ever-busy Farringdon Road. Farringdon Station is located only a 9-minute walk away providing ample transport links to London airports and other mainline transport connection hubs

The building also benefits from being in close proximity several popular restaurants, bars and cafes and surrounded by a number of tech and media occupiers.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
LG-2 ND	1,826	Available	£42.50	TBC	TBC	£6,467

UNIT	SIZE (SQ FT)	STATUS	PRICE	PRICE (PSF)
LG-2 ND	1,826	Available	£1,800,000	£985

LEASE

Available by way of sublease or assignment. A new lease may also be negotiable.

TIMING

Available immediately

CONTENT

View on our website



TENURE

Freehold with vacant possession

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

The premises can be offered on a managed basis via www.baseoffices.london

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM



OLI COHEN
PARTNER
jm@belcor.london
07872 350 838



ROB ELMAN
AGENCY
re@belcor.london
07867 494 173

020 7375 3444
www.belcor.london