

Compton

For Rent
49-51 Farringdon Road
Farringdon EC1



Fully fitted 3rd floor office at
Lamplighter Works, a character
Victorian warehouse adjacent to
Farringdon Station

For Rent

Lamplighter Works
49-51 Farringdon Road
Farringdon EC1M

Size

1,668 Ft²

Rent

£79.50 per sq ft

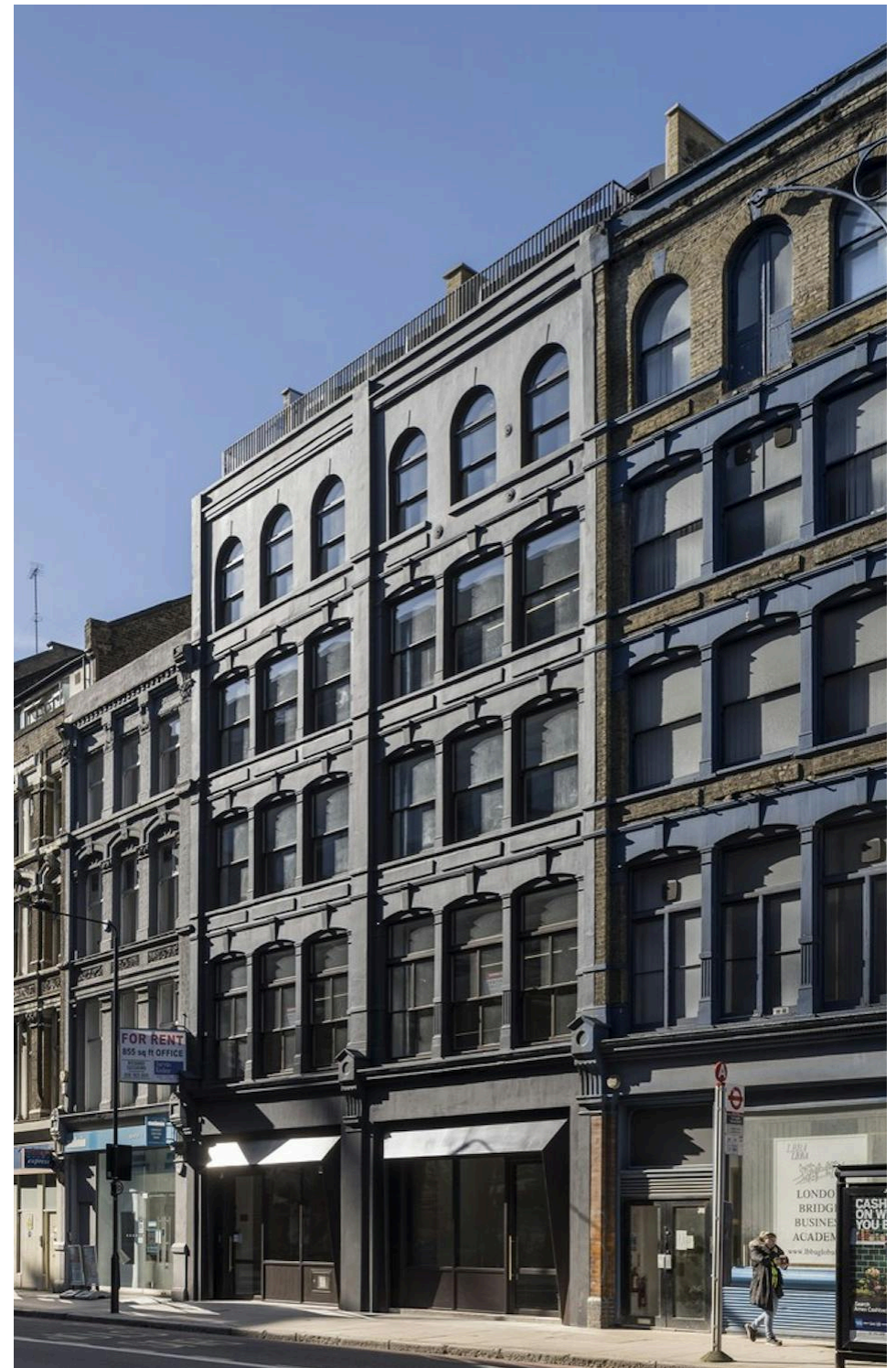
Fitout

Fitted

Description

Farringdon Road was built in the mid-1800s bringing cohesion to the surrounding streets. The impressive frontages of the mercantile warehouses from that time remain today and speak of the Victorian penchant for order and industry. This particular stretch was home to many a street lighting company, a burgeoning trade in a city that was ambitious in improving itself. Now modern and sleek, but still with many features that reverberate with its history, Lamplighter Works is a refurbished 5-storey office and retail / showroom space on this characterful street, which Charles Dickens enjoyed walking for inspiration.

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Desking

Size

1,668 Ft²

Rent

£79.50 per sq ft

Fitout

Fitted



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Break out Space



For Rent

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Office Overview



Break out Space

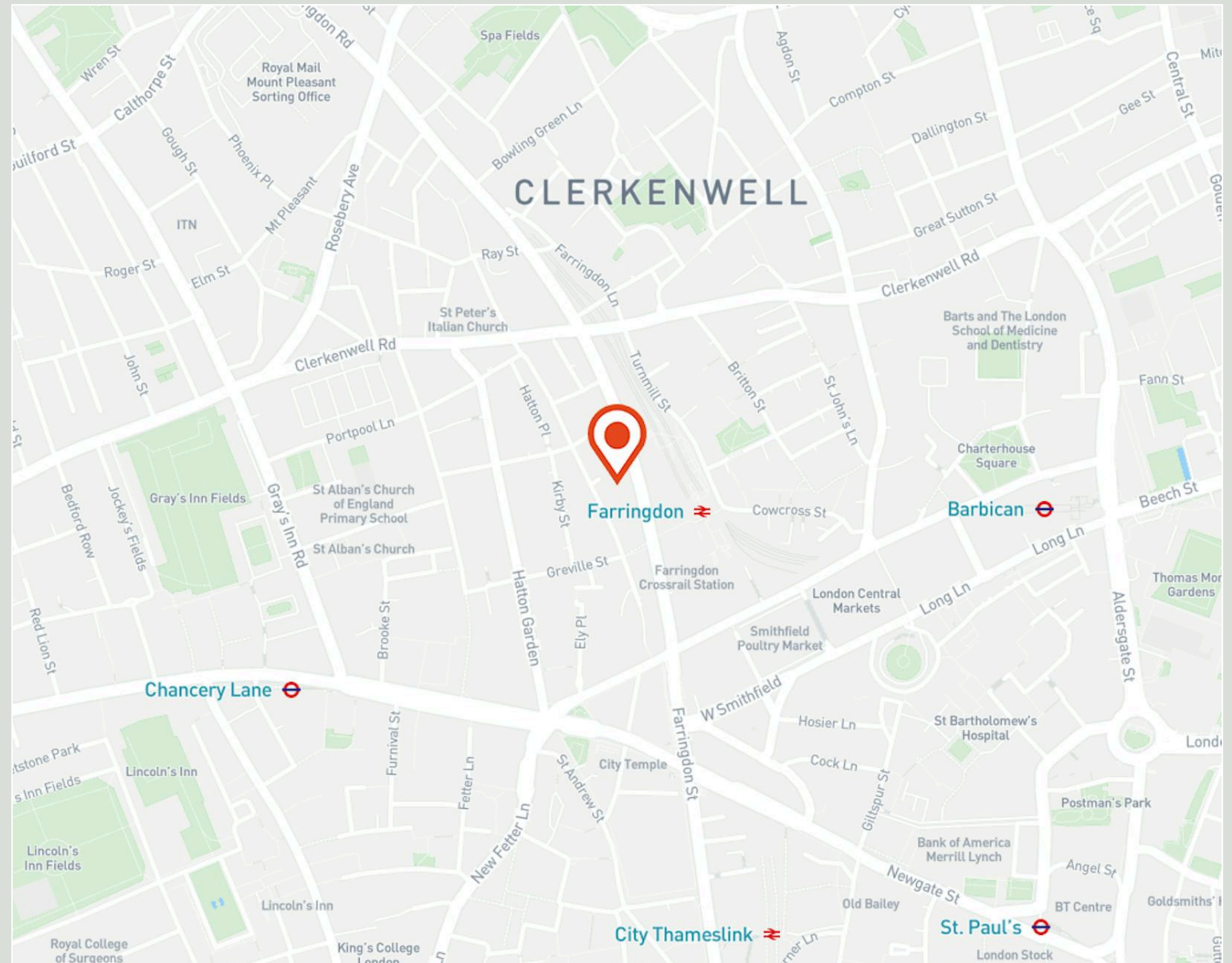


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Location

Farringdon Station offers a multitude of connections. It is one of four interchanges in London where National Rail links can be accessed via Thameslink and four London Underground services which converge here: Metropolitan, Circle, Hammersmith & City and the Elizabeth line. Opened in 1863, Farringdon Station claims to be the oldest underground metro station in the world. The original Metropolitan line railway ran from here to Paddington and boasted gas-lit wooden carriages; transport very much moulded the shape of this area as we know it and continues to do so.

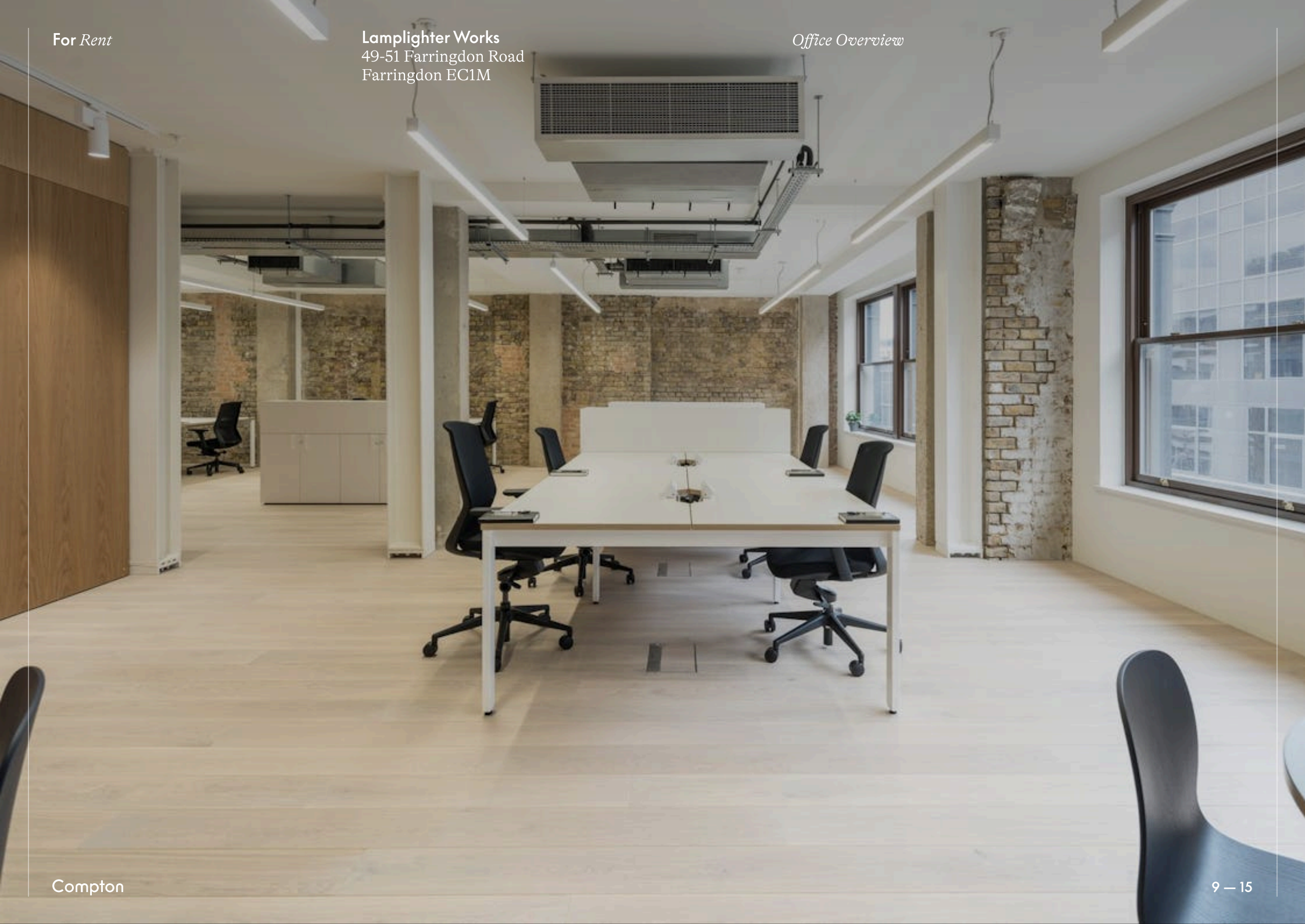


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Office Overview



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Amenities

- Brand newly refurbished
- Modern LED suspended lighting
- Air-conditioning
- Accessible loading bays (20 minutes per time)
- Raised flooring
- Exposed brickwork
- Fibre connectivity
- Cycle storage for 18 bicycles
- Lockers & drying cabinet
- 2 individual combined shower and WCs
- 8 person passenger lift
- Occupation density of 1:8 sq m
- Excellent floor to ceiling heights
- 20 desks with space to add more, along with 1x Meeting Room
- Available on a managed basis from £21,500 PCM

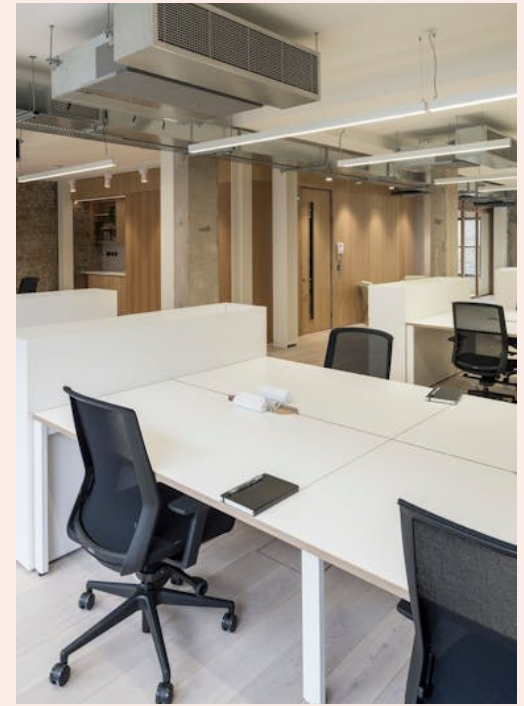


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Desking



Kitchen

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Availability

Name	Sq Ft	Rent	Rates Payable	Service Charge	Total Month	Total Year	Availability
3rd - Fully-fitted	1,688	£79.50 /sq ft	£23.74 /sq ft	£8.87 /sq ft	£15,770.14	£189,241.68	Available

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Terms

New full repairing & insuring lease
for a term by arrangement direct

Content

Watch the Film
(click button)



VAT

The property is elected for VAT

Possession

Available

Local Authority

The London Borough of Camden

Tenure

New Lease

Availability

Available Immediately

Legal Costs

Each party to bear their own costs

VAT

Applicable

Compton Concierge



Contact Us

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



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