

Compton

Farringdon

38 Rosebery Avenue
EC1R 4RN

Newly-refurbished and fully-fitted
office floors available for rent,
moments from Exmouth Market and
close to Farringdon Station.

For Rent

800 to 1,615 ft²

020 7101 2020
compton.london



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Location

38 Rosebery Avenue is located in the heart of Clerkenwell and opposite Exmouth Market, which is a daily pedestrianized street with an open-air street food market. Furthermore the immediate surrounds are home to a plethora of shops, restaurants, cafes, bars and pubs providing an exciting and urban district for creative businesses to thrive. The property is situated within walking distance of Farringdon, Chancery Lane, Russell Square and Barbican Stations.

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Amenities

- Fully-fitted office spaces
- Townhouse Building
- 1 GB fibre line and cabling in-situ
- Service charge includes internet costs (up to 1GB)
- Can be offered on a fully managed basis (circa £35 per sq ft extra)
- Communal WCs and shower facilities

Description

These unique office spaces are available to rent on a fully-fitted basis. They have an ideal blend of retained character and a modern feel, benefitting from a contemporary Townhouse build. The offices have been refurbished to a high standard, with meeting rooms, breakout space, kitchenette, desks & chairs all installed, as well as having the cabling set up and ready to go.

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Content

Watch the film



View on Website



Landlord

Private

Tenure

Leasehold

Lease Term

Flexible terms available, subject to terms

VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Local Authority

London Borough of Islington

Compton

Farringdon

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Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
3rd - Fully fitted	800	£65	£10.76	£13	£5,917.33	£71,008	Available
2nd - Fully-fitted	815	£59.50	£15.15	£13	£5,952.90	£71,434.75	Available
Total	1,615	£62.25	£12.96	£13	£11,870.23	£142,442.75	

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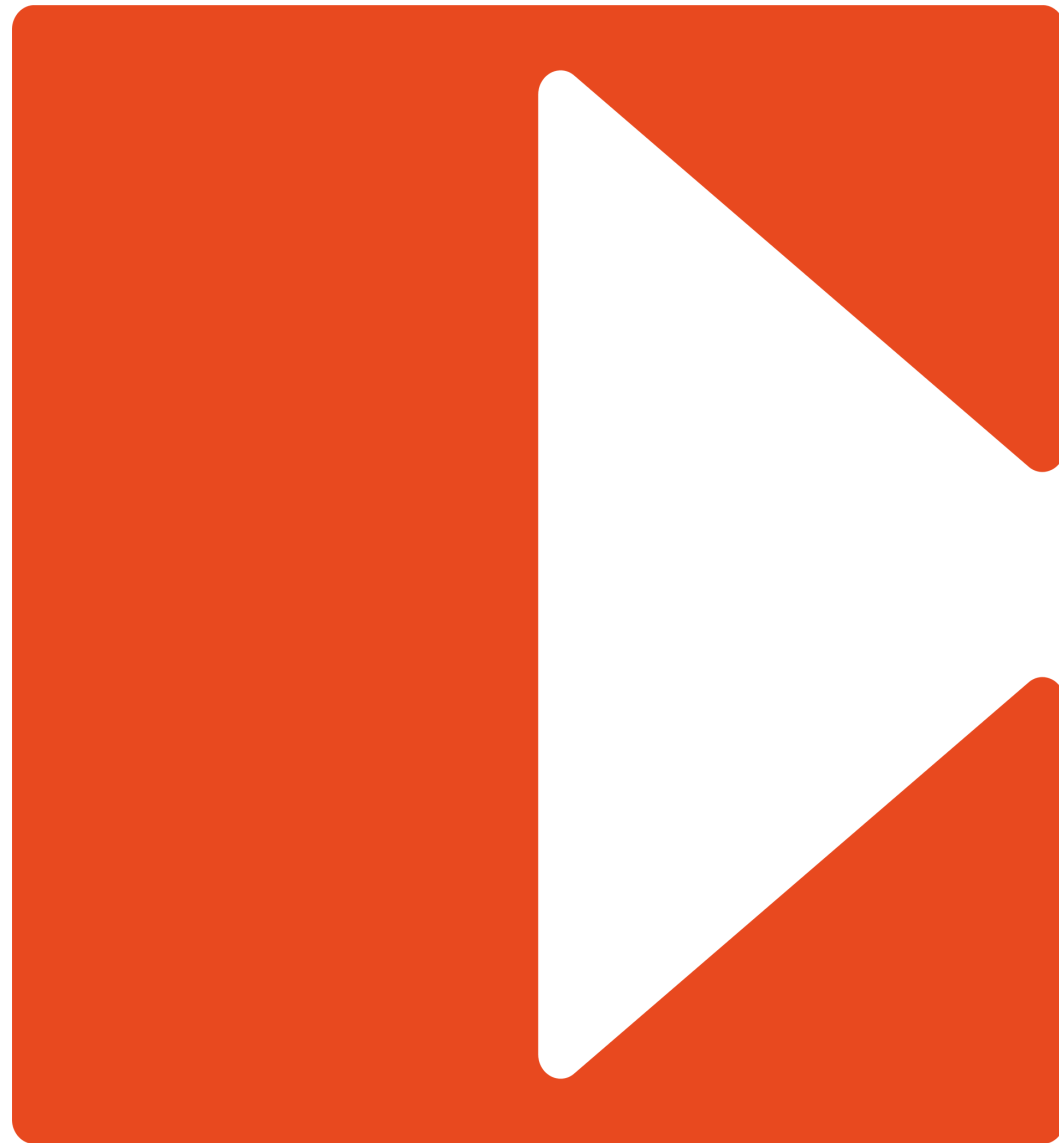
Contact Us

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

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