

Compton

For Rent
**29-31 Saffron Hill
Farringdon EC1**



Fully fitted and newly redecorated
2nd floor office, ideally located
moments from Farringdon Station

For Rent

29-31 Saffron Hill
Farringdon EC1N

Size

2,334 Ft²

Rent

£42.50 per sq ft

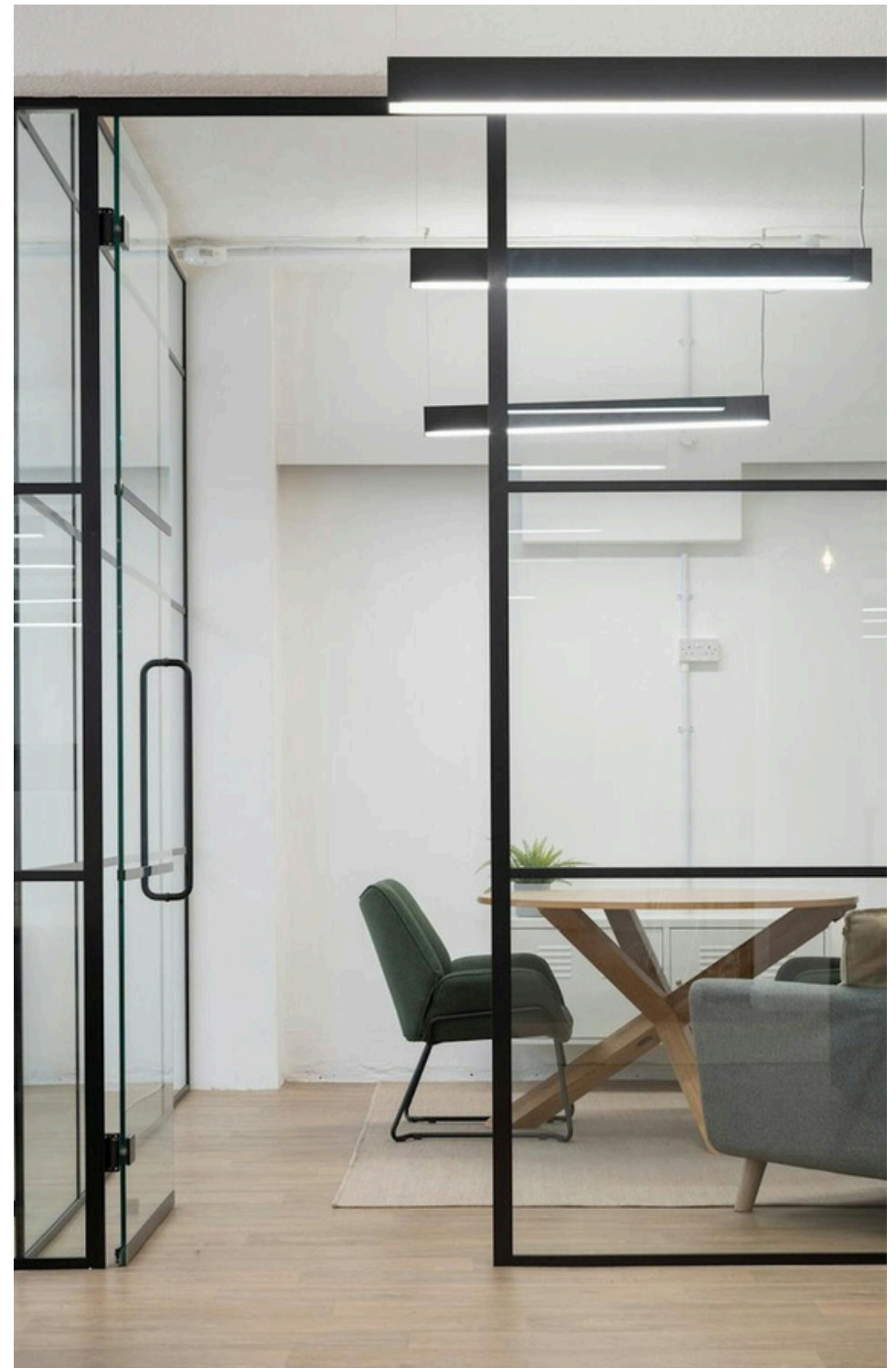
Fitout

Fitted.

Description

The office is arranged to provide 28 desks, with the flexibility to accommodate additional workstations if required. Excellent natural light flows throughout the space, creating a bright, comfortable and productive working environment.

The floor is fully fitted and ready for immediate occupation, with two well-proportioned meeting rooms, a dedicated breakout area and a fitted kitchenette, making it ideal for modern, collaborative working. The accommodation has been newly refurbished and benefits from air conditioning throughout, offering a high-quality, turnkey solution for an incoming occupier.



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Kitchen

Size

2,334 Ft²

Rent

£42.50 per sq ft

Fitout

Fitted.



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Farringdon EC1N

2nd Floor



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2nd Floor



Breakout Space



For Rent

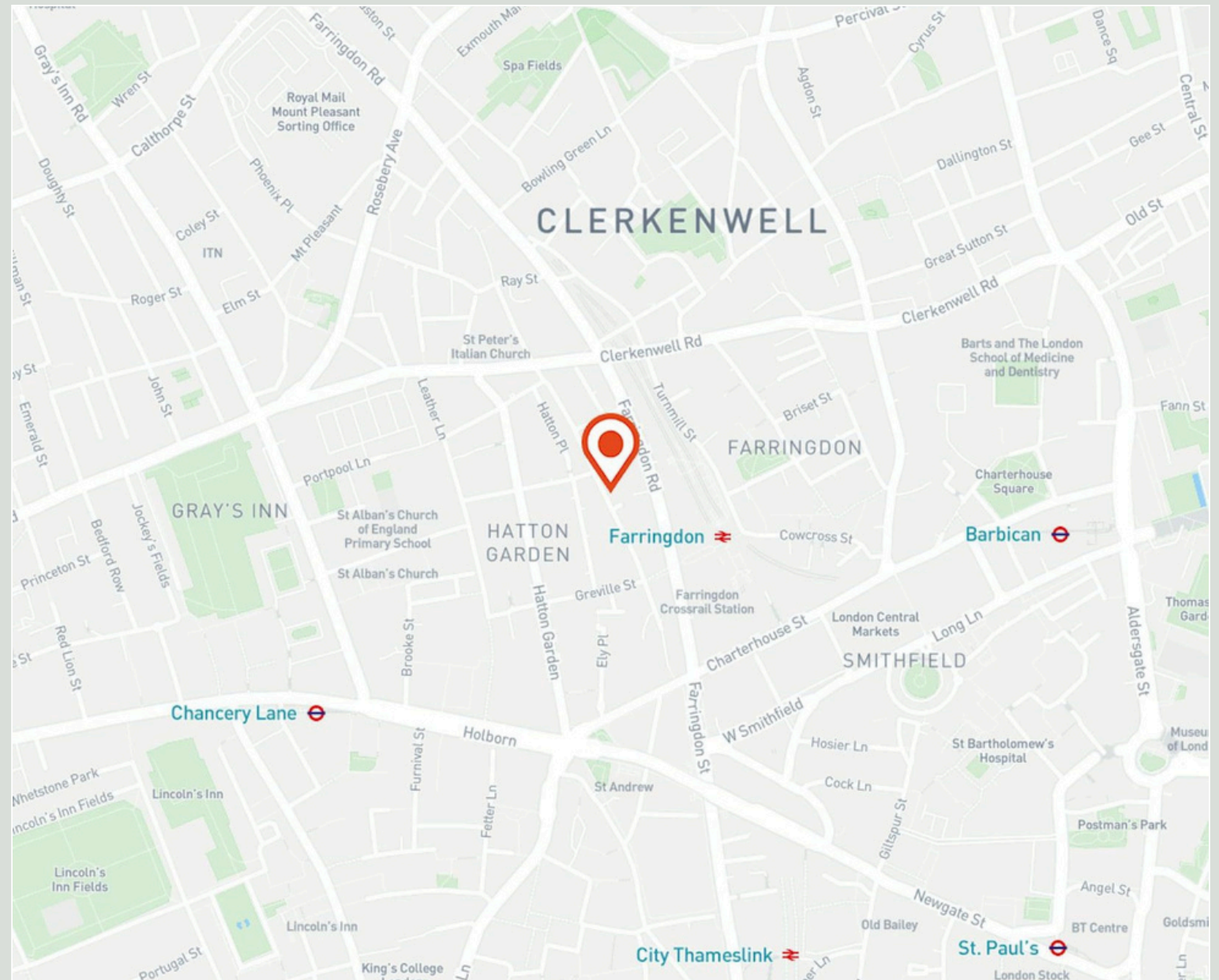
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Location

29-31 Saffron Hill is located in the heart of Farringdon, one of London's most established and well-connected office districts.

The property benefits from excellent transport connectivity, with Farringdon Station and Barbican Station nearby. Farringdon's Elizabeth Line services provide fast and efficient links across London, including quick connections to Liverpool Street and Tottenham Court Road, as well as direct access to Heathrow Airport in approximately 40 minutes. The surrounding area offers an outstanding range of amenities, with a wide selection of cafés, bakeries, restaurants and bars all within easy walking distance, making it an attractive location for both occupiers and employees.

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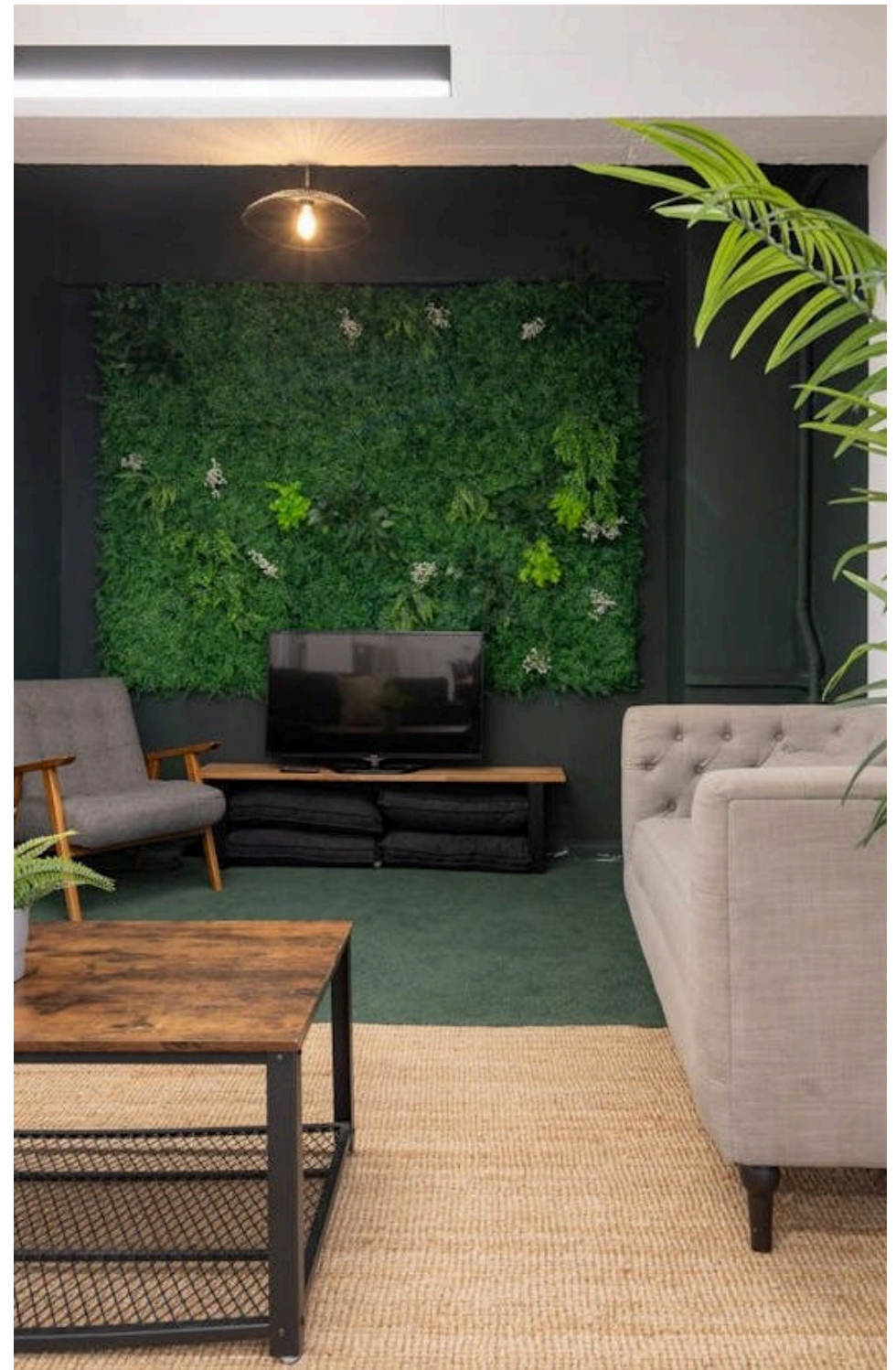


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Amenities

- Modern Lighting Throughout
- Abundant Natural Light
- 2x Meeting Rooms in situ
- Kitchenette in situ
- Great Floor to Ceiling Heights
- Moments from Farringdon Station
- 28 desks in situ with capacity to add more
- Air conditioning in situ

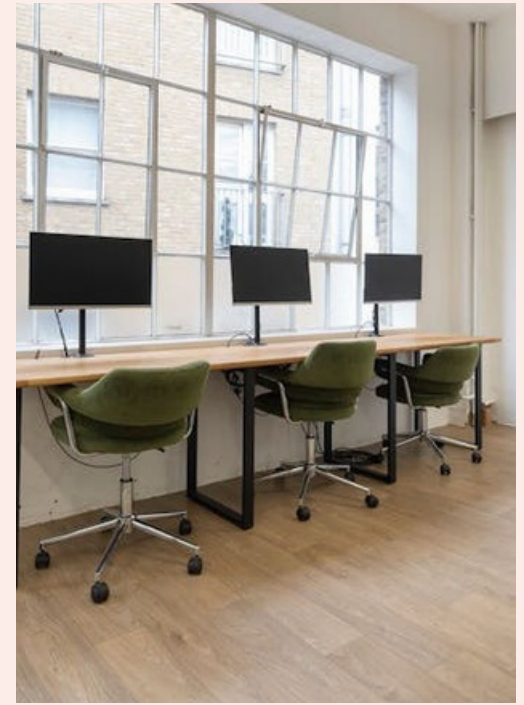
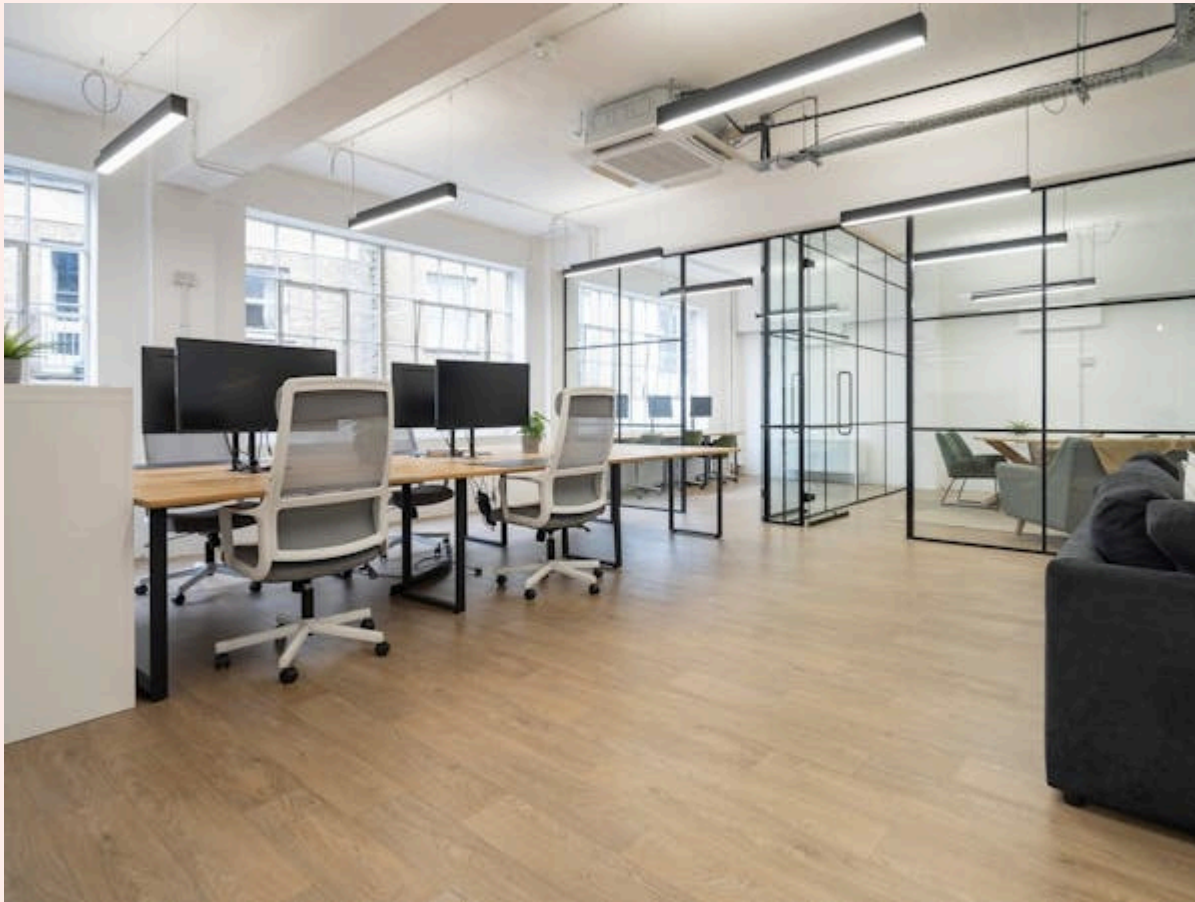


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2nd Floor



2nd Floor

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
2nd	2,334	£42.50	£20.57	£9.57	£72.64	£14,128.48	£169,541.76	Available

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Tenure

New Lease

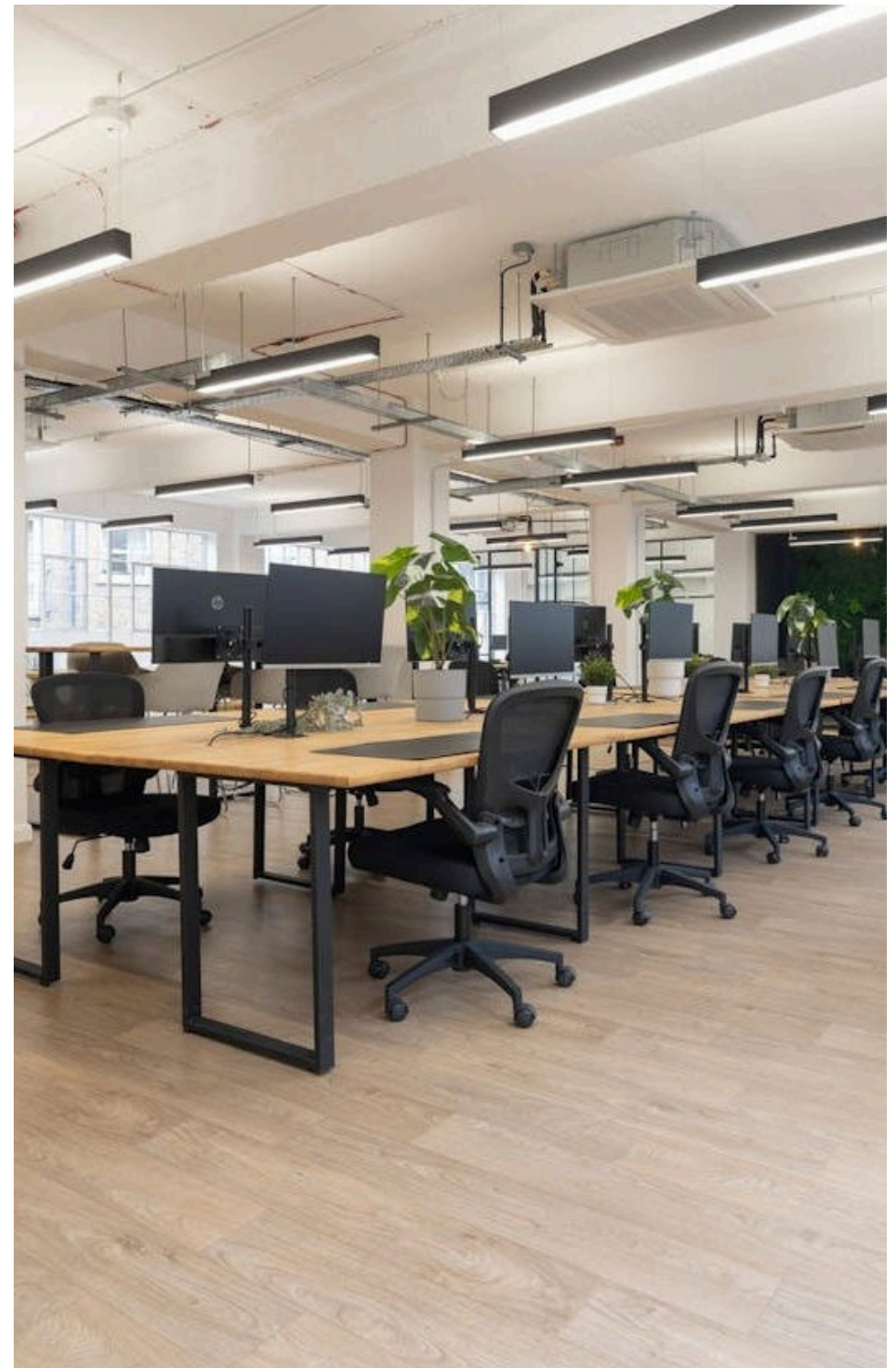
Availability

Available Immediately

VAT

Not applicable. The building is not elected for VAT.

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Contact Us

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



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