

# 45-49 LEATHER LANE

FARRINGDON, EC1N 7TJ

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FOREST  
REAL ESTATE

# TO LET

## 1,300 SQ FT

A Well Presented Fully Fitted Office Floor 2 minutes from Farringdon Station.

### Key Features

- Meeting Rooms
- Fully Fitted Kitchen
- Excellent Natural Light
- Wood Flooring
- 24/7 Access
- Comfort/Cooling + Heating
- Great Breakout Space
- Fibre Connection

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## Description

45 Leather Lane offers the last remaining floor, newly refurbished to a CAT A+ specification. This fully fitted and furnished workspace is ready for immediate occupation, providing a high-quality turnkey solution ideal for modern businesses.

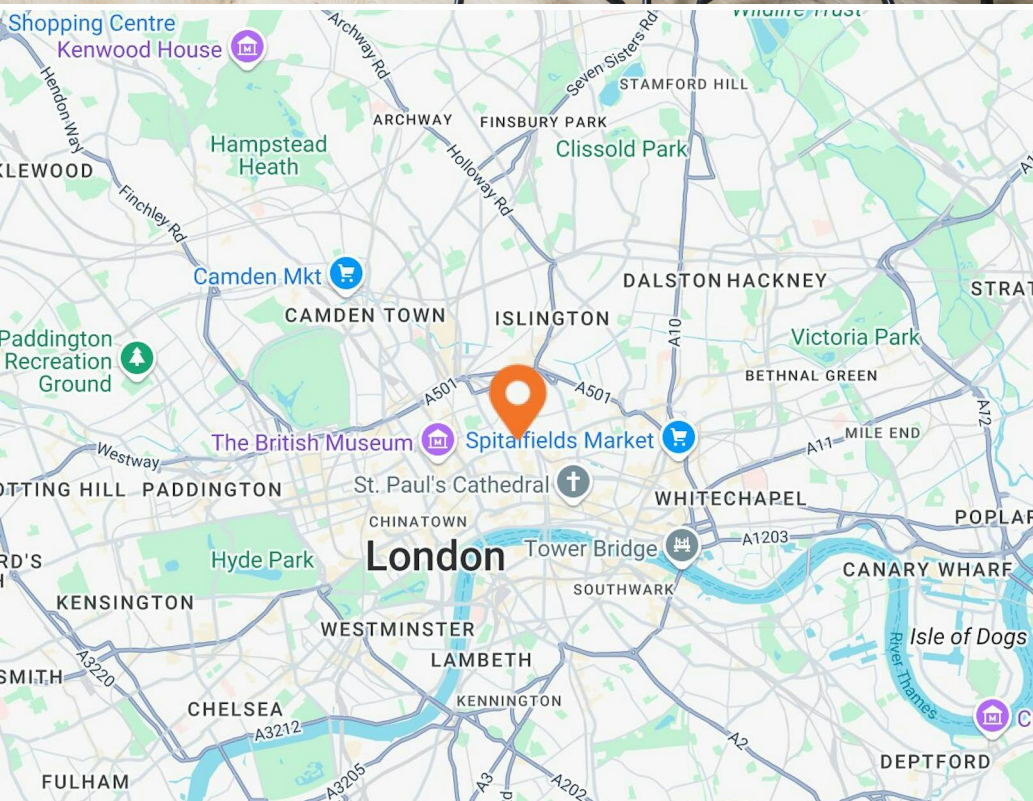
Thoughtfully designed to support both individual focus and collaborative work, the space features premium finishes and contemporary furnishings, complemented by a range of modern amenities.

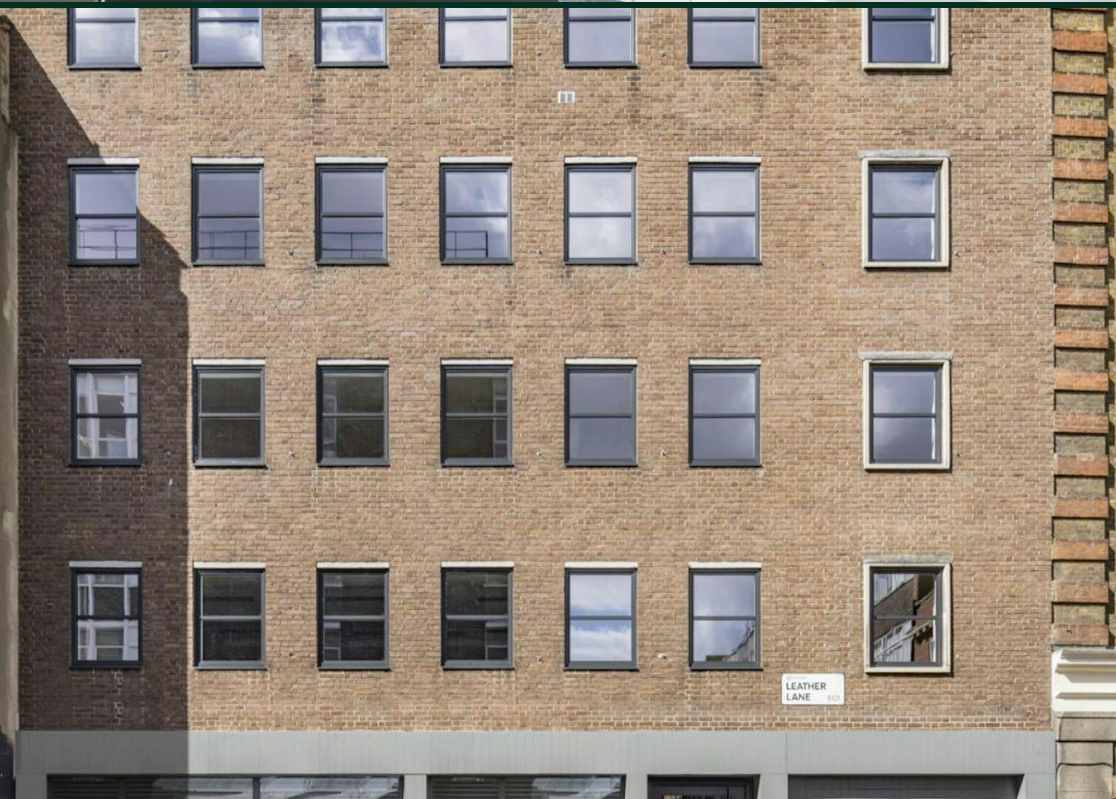
This final floor presents a rare opportunity to secure a flexible, design-led workspace in a well-connected and vibrant location.

## Location

Located in the heart of EC1, 45 Leather Lane benefits from a vibrant and well-connected setting between Clerkenwell and Holborn, just moments from Farringdon and Chancery Lane stations.

The area is known for its historic daily market, diverse food offerings, and thriving mix of creative businesses, making it an attractive destination for companies seeking a dynamic and amenity-rich environment. Its strong transport links and lively street atmosphere offer convenience and energy that appeal to modern occupiers.





# Availability

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<b>Lease</b>	New Lease
<b>Rent</b>	£55 per sq ft
<b>Rates</b>	Interested parties are to make their own enquiries to the London Borough of Islington
<b>Service Charge</b>	£10 per sq ft
<b>VAT</b>	Applicable
<b>EPC</b>	On application

# Contact

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