



TO LET / FOR SALE

875 SQ FT
(81.29 SQ M)

£19.50 PER SQ FT

OFFERS IN THE REGION OF £950,000

**** RENT REDUCED TO
JUST £19.50 PSF**** Fitted
offices of 875 sq ft to let or
buy in EC1

- Economical rent
- Fitted
- Cooled
- Timber floors
- Own WC's
- Passenger lift
- Offered with full VP on a sale

Summary

Available Size	875 sq ft
Rent	£19.50 per sq ft
Price	Offers in the region of £950,000
Rates Payable	£19.66 per sq ft
Rateable Value	£31,000
Service Charge	£6.21 per sq ft
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The office is fully self-contained and comprises of the entire top floor, arranged as a large open plan area , kitchenette, store cupboard and WC.

The floor is double aspect with good ceiling height and excellent natural light, with wood flooring throughout.

Location

The building is situated on the west side of Farringdon Road, just north of the junction with Clerkenwell Road, close to Exmouth Market and Clerkenwell Green.

Accommodation

The accommodation comprises of the following

Name	sq ft	Tenure	Rent	Availability
5th	875	For Sale / To Let	£19.50 /sq ft	Available
Total	875			

Specification

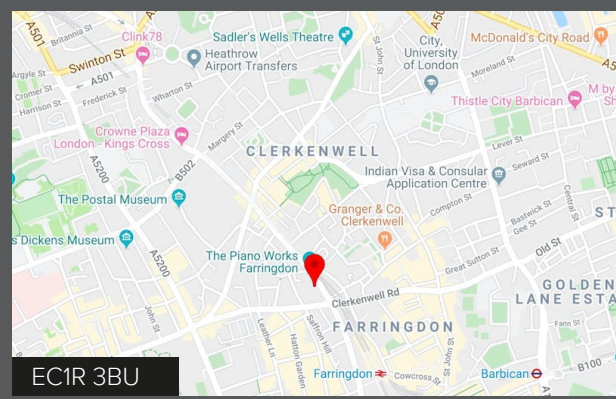
Comfort cooling
Wood floors
Passenger lift
Structured cabling (not tested)
Plastered ceilings
Kitchen
Video entry system
Own WC's
Good natural light
Offered with full VP on a sale

Viewings

By appointment through sole agents

Terms

A new lease is available for a term by arrangement, direct from the landlord, alternatively the long leasehold interest, plus share of the freehold is available with full VP.



Viewing & Further Information



Clarke Buxton

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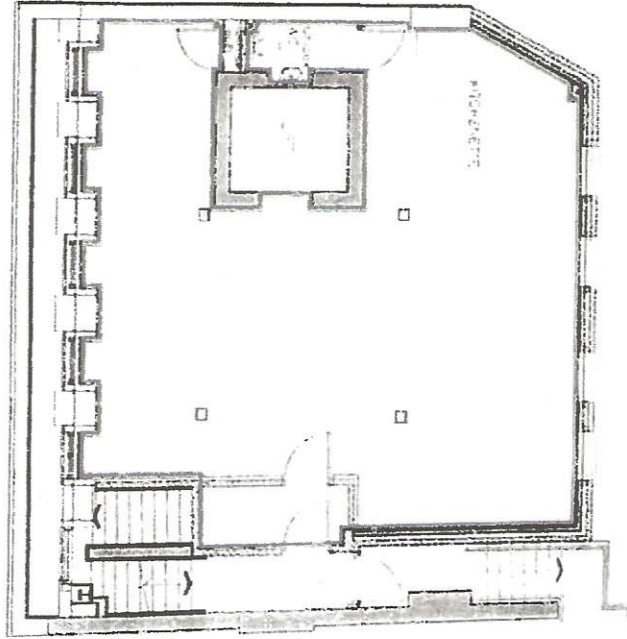
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Important: Gale Priggen & Co for themselves and for those on whose behalf they act give notice that a) these particulars are prepared for the convenience of an intending purchaser or tenant and, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars, c) all prices and rentals quoted are exclusive of VAT (if chargeable). Generated on 14/01/2026



FARRINGTON ROAD



LEASEHOLD PLAN
105-107 FARRINGTON ROAD
FIFTH FLOOR PLAN
SCALE: 1:100 @ A3