

Compton

For Rent
**1 Crawford Passage
Farringdon EC1**



Self-contained characterful
office/showroom space with
interconnecting staircase and its
own front door available moment's
from Farringdon.

For Rent

1 Crawford Passage
Farringdon EC1R

Size

2,575 Ft²

Rent

£57.50 per sq ft

Fitout

Not Fitted

Description

1 Crawford Passage presents a rare opportunity to lease a striking, self-contained office/showroom space totaling approximately 2,575 sq ft. Set across the ground and lower ground floors, the space is connected by an internal staircase and benefits from its own dedicated entrance, offering autonomy for any occupier.



For Rent

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Farringdon EC1R

Size

2,575 Ft²

Rent

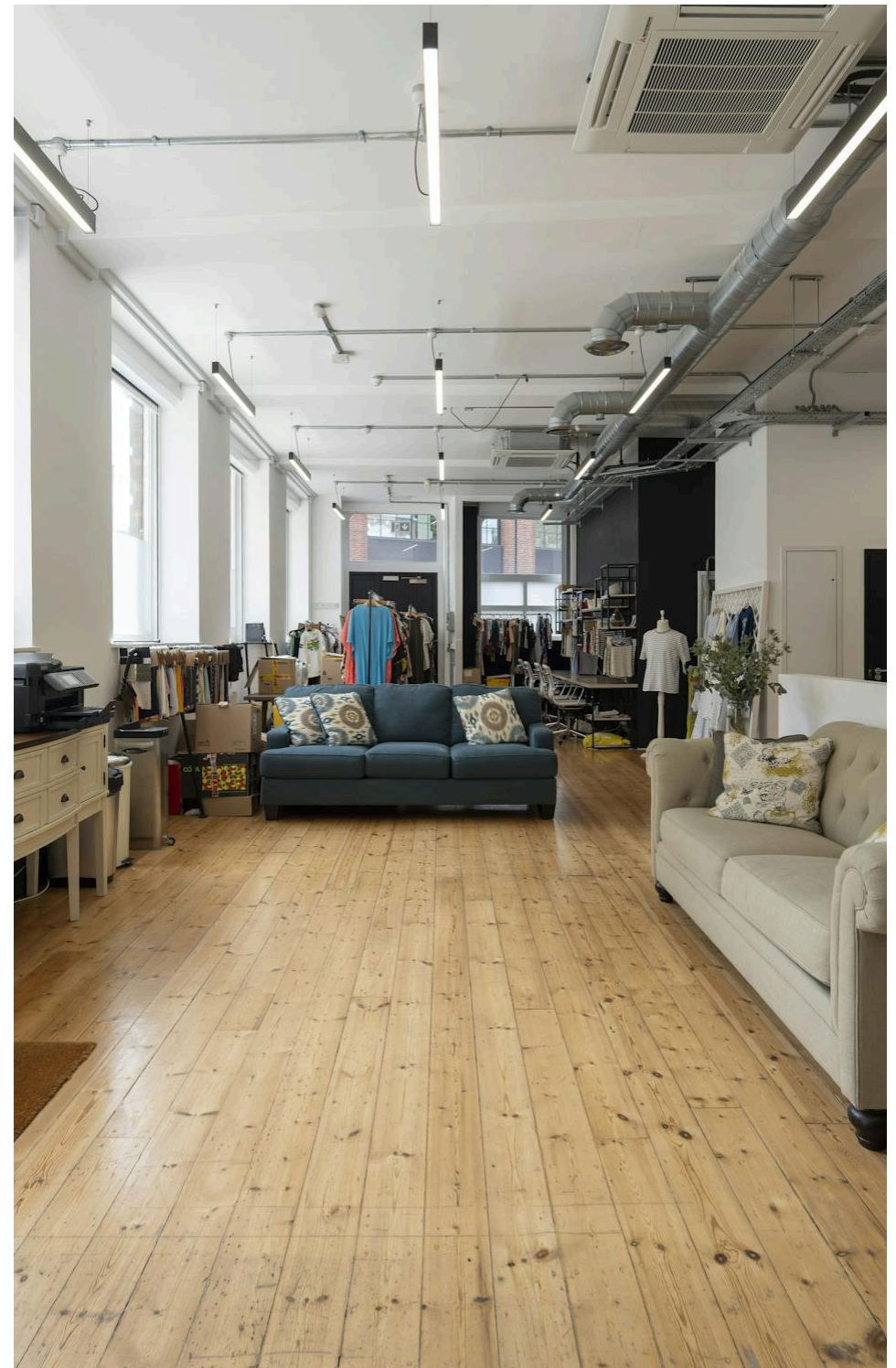
£57.50 per sq ft

Fitout

Not Fitted

Description

The property is full of charm and original character, showcasing features such as exposed brickwork, excellent natural light, and generous floor-to-ceiling heights. These elements combine to create a creative, loft-style environment that suits a variety of occupiers, from design studios and tech companies to boutique agencies or destination retail/showroom use. The open floor plates allow for versatile configurations, while the split-level layout provides a natural separation of functions such as client-facing areas, breakout zones, and focused workspace.



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For Rent

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Ground Floor

Size

2,575 Ft²

Rent

£57.50 per sq ft

Fitout

Not Fitted



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Ground Floor



Compton

7 – 15

For Rent

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Exterior



Ground Floor

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Location

1 Crawford Passage is situated in a prime Farringdon location, approximately 250 metres from Farringdon Station's Turnmill entrance providing access to the new Elizabeth Line (Crossrail), Thameslink and London Underground network.

Crossrail: Tottenham Court Road (2 mins), Bond Street (4 mins), Paddington (8 mins), Heathrow Airport (31 mins).

Both Leather Lane and Exmouth Street Markets are within a 5 minute walk offering an array of street vendors, bars, cafes and restaurants.



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Ground Floor



Compton

10 — 15

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Amenities

- Self-contained street access
- Interconnecting staircase
- Characterful features throughout
- Exposed brickwork
- Excellent floor to ceiling height
- Good natural light
- Excellent location moment's from Farringdon Station
- Meeting rooms in situ
- Kitchenette



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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
Unit - Ground & Lower Ground	2,575	£57.50	£15	n/a	£72.50	£15,557.29	£186,687.50	Available

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Tenure

New Lease

Availability

Available Immediately

Compton Concierge

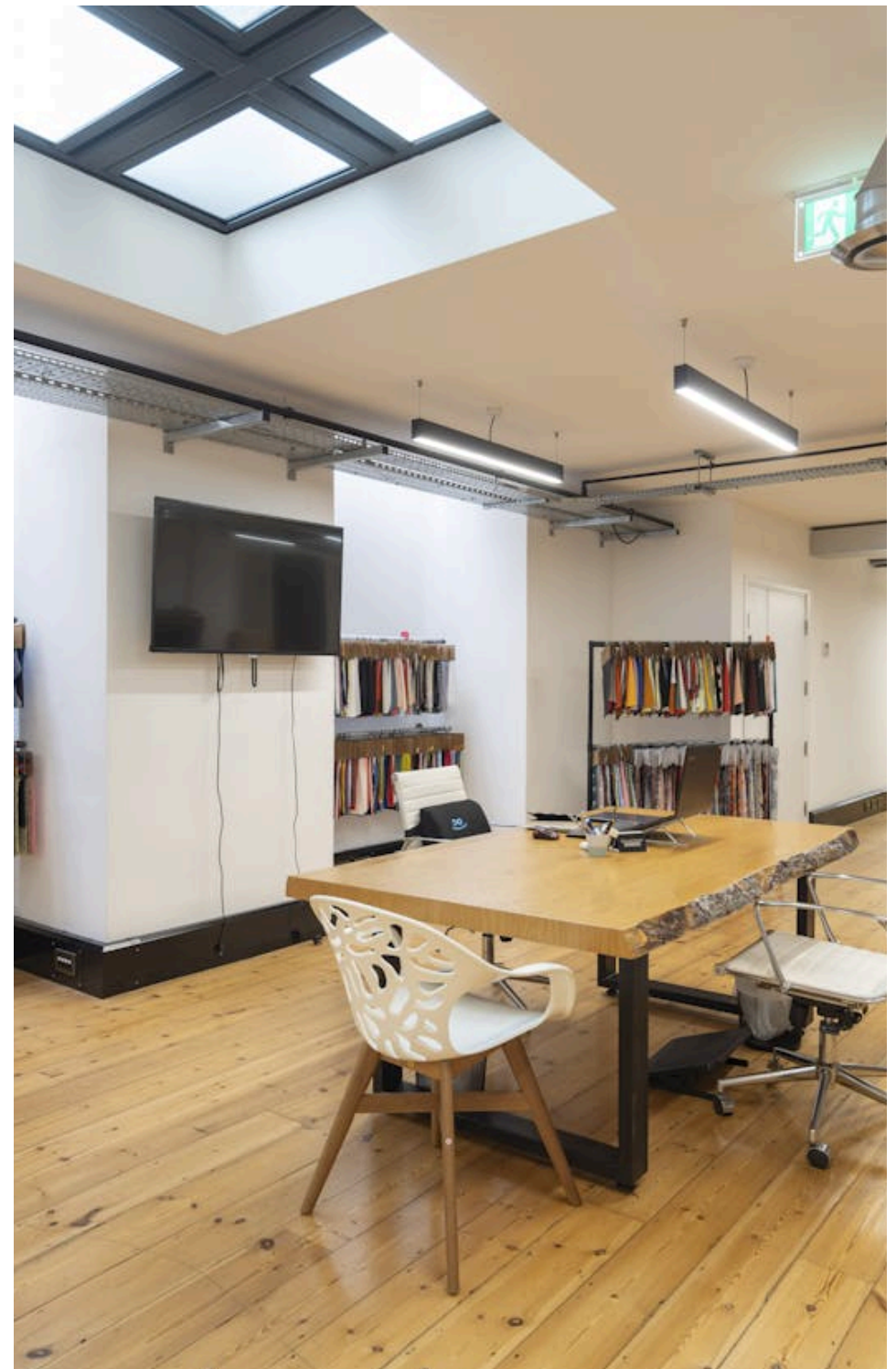
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