

PROPERTY PARTICULARS

One St. John Street | Smithfield | London | EC1 M4AA
Tel: 020 7251 9226 | Fax: 020 7253 7480 | agency@jarviskeller.co.uk

Property Consultants
& Estate Agents

TO LET

LOFT STYLE OFFICES BY FARRINGDON STATION

1,078 - 3,234 SQ FT

57 FARRINGDON ROAD, LONDON EC1M 3JB



**** RENT REDUCED ****

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.



1st floor



4th floor



3rd floor

LOCATION

Situated on the west side of Farringdon Road very close to the junction with Greville Street, and just a minute walk to Farringdon Station - Metropolitan, Hammersmith & City and Circle underground lines, Thameslink and Crossrail. Direct links are therefore available to the City, West End, Canary Wharf and three of London's five airports.

DESCRIPTION

An attractive Victorian terraced former warehouse building, the available accommodation comprises the first, third and fourth (top) floors of the building, benefitting from ceiling heights of 3 metres and fantastic natural light.

AREA

(all measurements are stated approx.)

1 st floor	1,078 sq ft
3 rd floor	1,078 sq ft
4 th floor	1,078 sq ft
TOTAL	3,234 sq ft

AMENITIES

- * contemporary fit outs
- * excellent ceiling height
- * excellent natural light
- * original lift
- * exposed brickwork
- * large arched windows to front

- * demised kitchenette and WCs
- * central heating
- * open plan

ANNUAL RENT £39,950 PAX per floor.

BUSINESS RATES Business rates payable per annum:-

1 st floor	£15,220
3 rd floor	£14,097
4 th floor	£13,473

Interested parties are advised to obtain confirmation of this figure from the LB Camden. Relief may be available.

SERVICE CHARGE The service charge is running at apx. £7.50 per sq ft.

VAT Tbc

LEASE New leases are available direct from the Freeholder, to be granted outside of the Landlord & Tenant Act 1954, on terms to be agreed by negotiation.

EPC Upon request.

VIEWING Through Sole Agents

JARVIS KELLER
020 7251 9226
john@jarviskeller.co.uk 07876 245 302