

Compton

Farringdon

2nd & 3rd Floors, 91-94
Saffron Hill
EC1N 8QP

Fully-fitted duplex unit available by
way of sublease until June 2024
moments from Farringdon Station.

For Rent

6,597 ft²

020 7101 2020
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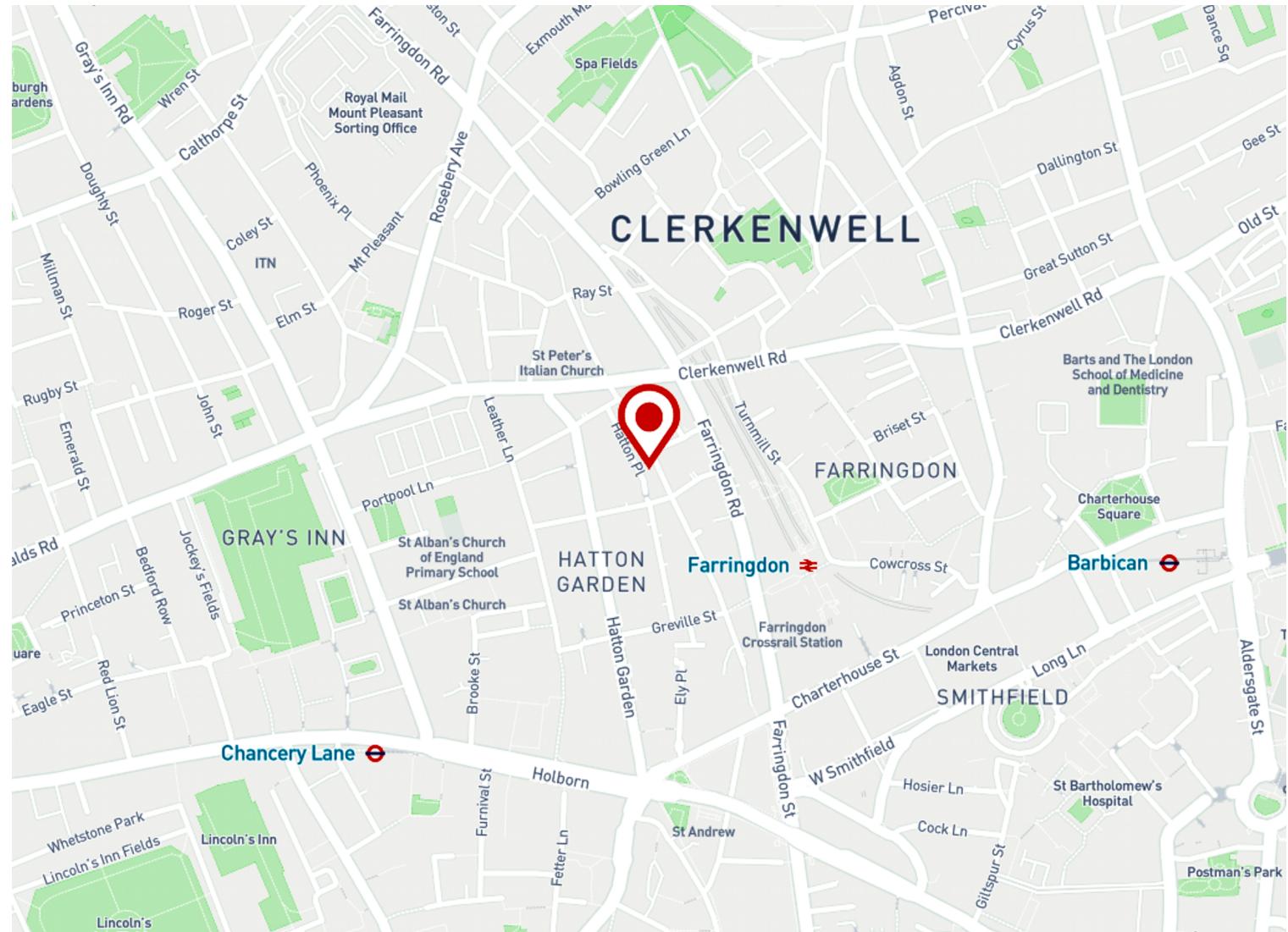
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Location

Saffron Hill sits in the heart of Farringdon. Farringdon is now home to the new Crossrail Line providing easy access to the West End. The area is buzzing with creative enterprises and filled with great places to eat and drink. The immediate surrounds are home to a wide array of interesting and exciting activity from the various unique office occupiers to the vast offering of restaurants, cafés, bars & shops that line the local streets.

Leather Lane's food market has continued to grow considerably and it's street food stalls are hugely popular. Cowcross Street and Smithfield Market are also close by, offering a large list of options.

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Office Space

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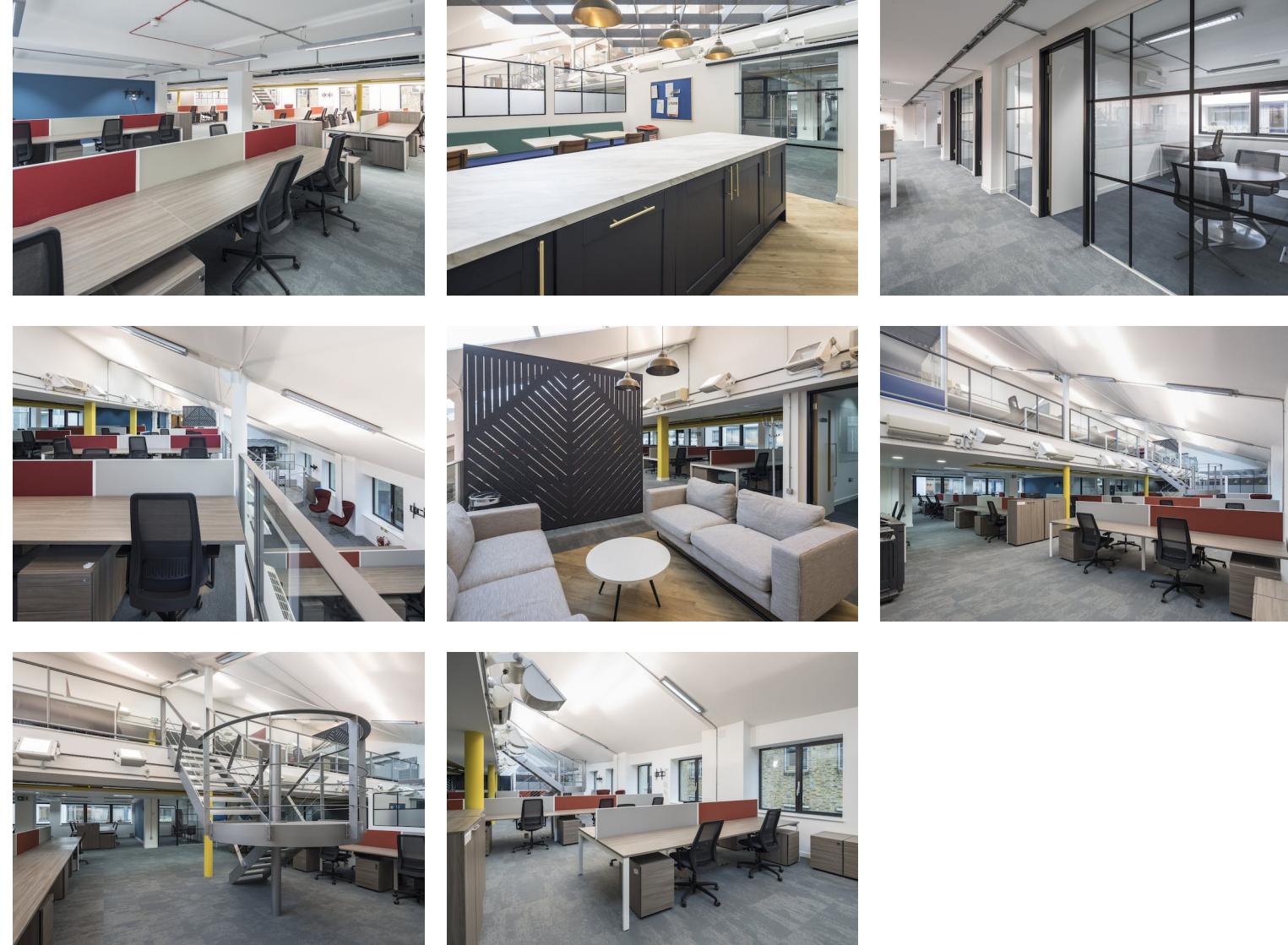
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Amenities

- Fully-fitted to include 100 workstations, 7 meeting rooms (& private offices) and 2 kitchenettes.
- 2nd and 3rd floors connect via interconnecting stairwell.
- Manned reception
- Shower facilities
- Demised toilet facilities
- Air conditioning
- Lift

Description

The 2nd & 3rd Floors at 91-94 Saffron Hill offer a self-contained duplex unit. The floors have been fully-fitted to include 100 workstations, 7 meeting rooms (or private offices) and 2 kitchenettes. The property boasts an abundance of natural daylight with windows spanning both elevations and skylights.

The building benefits from a manned-reception, on-site shower facilities and a lift.

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Content

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VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Local Authority

The London Borough of Islington

Timing

Available now

Viewings

Viewings via joint sole agents only

Term

Available by way of sublease until June 2024

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	Sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total /month	Total /year	Availability
Unit - 2nd & 3rd Floors	6,597	£42.50	£19.29	£12.86	£74.65	£41,038.84	£492,466.05	Available

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Contact Us

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

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