



TURNMILL
STREET

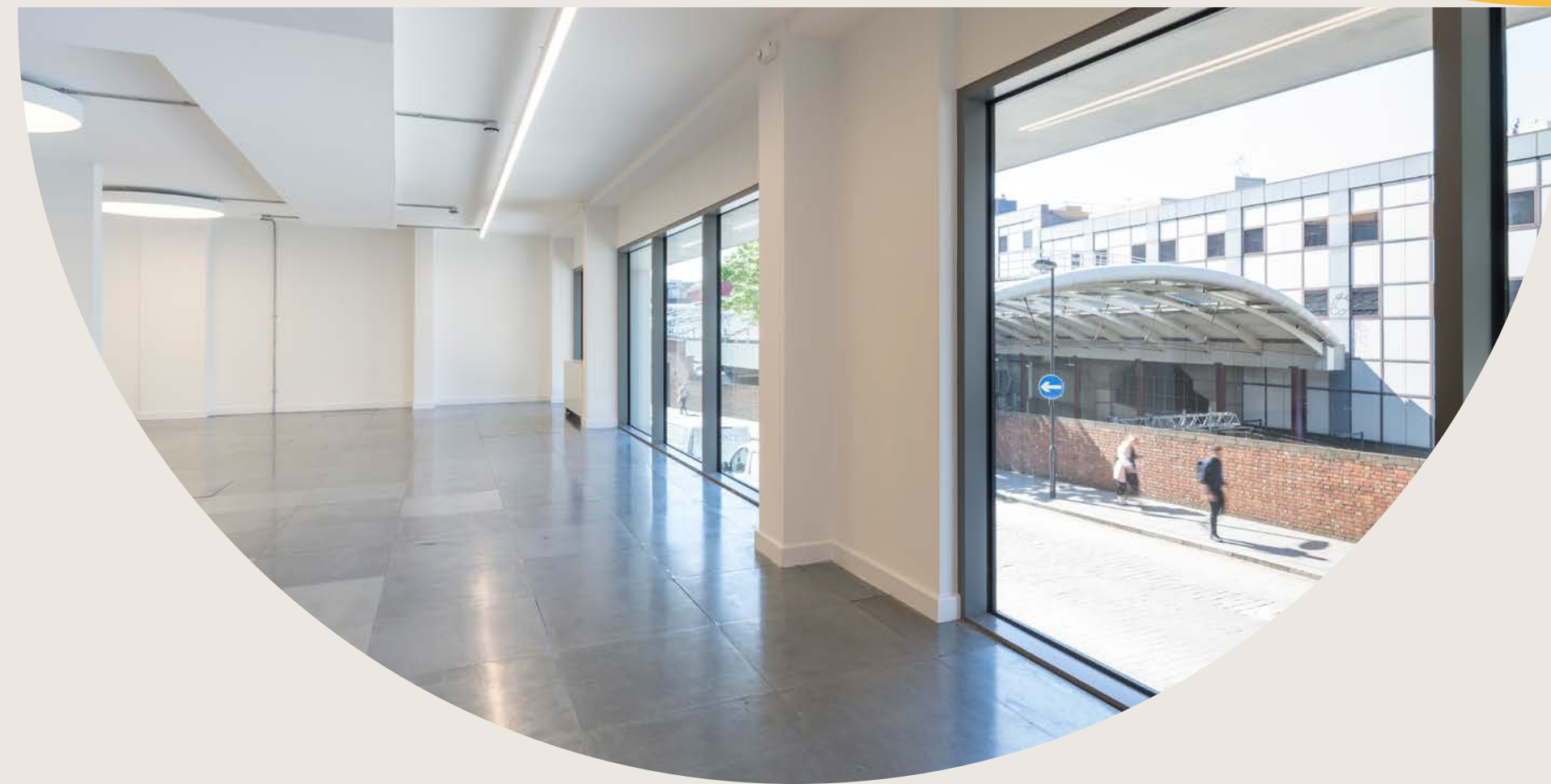
FARRINGTON

INTRODUCING 69 TURNMILL STREET

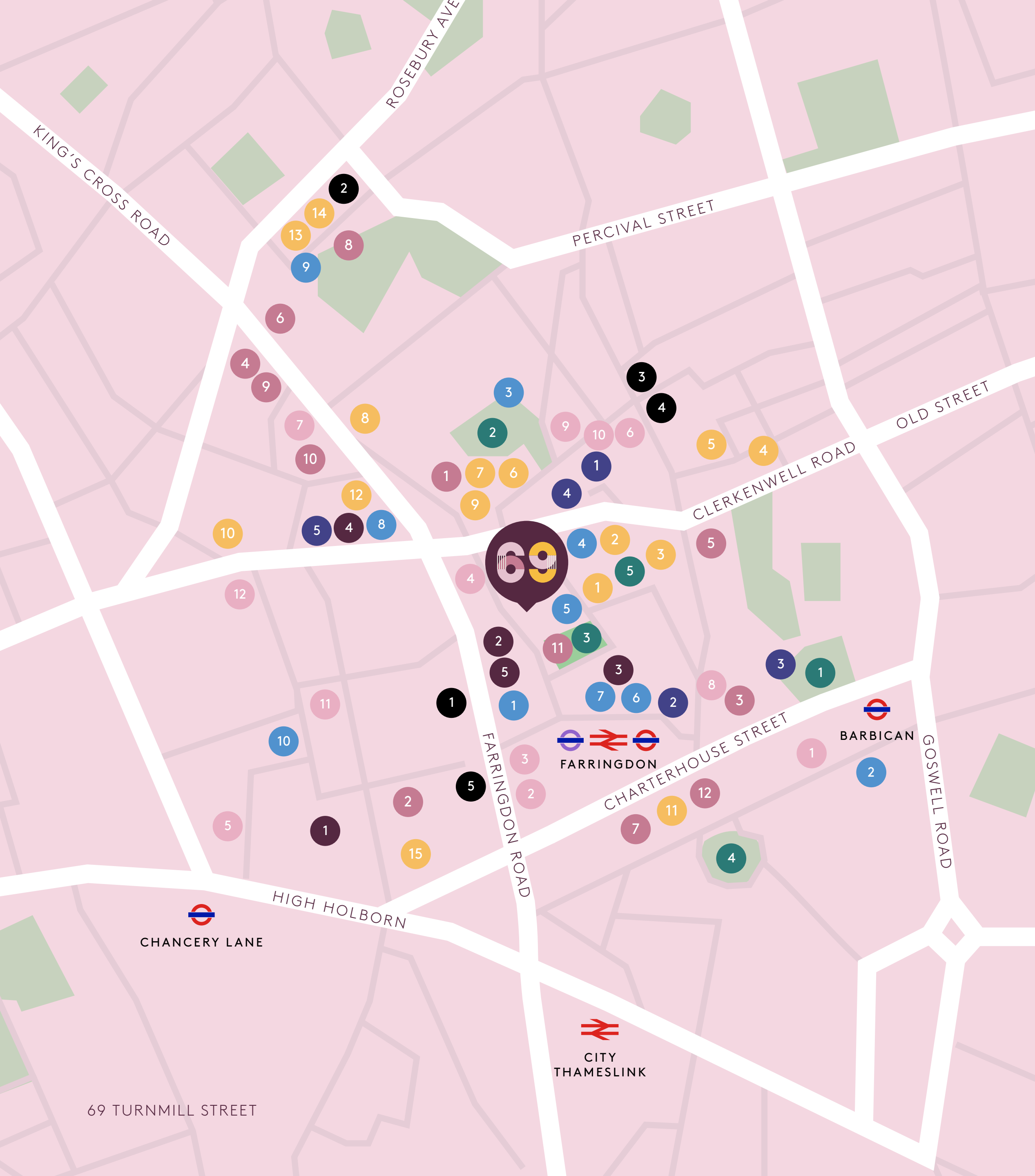
5,855 – 10,045 sq ft of self-contained space with prominent street frontage. Set in the heart of vibrant Farringdon, just 50 metres from Farringdon Station.

69 Turnmill Street is ideally positioned for everything that Farringdon and Clerkenwell have to offer. You are truly spoilt for choice with abundant amenities on the doorstep, from independent coffee houses through to lively bars, acclaimed restaurants and boutique hotels.

Accessed directly from Turnmill Street via your own front door, the self-contained open plan space has extensive street frontage and is offered in 'CAT A' condition with a specification that includes independent air conditioning & air circulation systems, openable windows, raised access floors, new lighting and demised W/C's. There are also two demised terraces.







THERE'S SOMETHING FOR EVERYONE

- RESTAURANTS**
 - 1 Sessions Arts Club
 - 2 The Bleeding Heart
 - 3 St. John
 - 4 The Quality Chop House
 - 5 Luca
 - 6 Taqueria
 - 7 Brutto
 - 8 Moro
 - 9 The Eagle
 - 10 The Coach
 - 11 Iberica
 - 12 Smiths of Smithfield
- LUNCH & COFFEE**
 - 1 Department of Coffee & Social Affairs
 - 2 Redemption Roasters
 - 3 Clerkenwell Kiosk
 - 4 EC1 Coffee House
 - 5 Bodega Rita
 - 6 itsu
 - 7 LEON
 - 8 Pret A Manger
 - 9 Exmouth Market
 - 10 Leather Lane Market
- RETAIL**
 - 1 Post Office
 - 2 Co-op
 - 3 Waitrose
 - 4 Tesco Express
 - 5 Sainsbury's Local
- GREEN SPACES**
 - 1 Charterhouse Square
 - 2 St. James's Church Gardens
 - 3 St. John's Gardens
 - 4 Smithfield Rotunda Garden
 - 5 The Cloister Garden
- PUBS & BARS**
 - 1 The Holy Tavern
 - 2 BrewDog
 - 3 Clerkenwell & Social
 - 4 Sutton Arms
 - 5 The Slaughtered Lamb
 - 6 The Crown Tavern
 - 7 Three Kings Clerkenwell
 - 8 Betsey Trotwood
 - 9 The Green
 - 10 The Clerk & Well
 - 11 Oriole Bar
 - 12 The Piano Works
 - 13 The Exmouth Arms
 - 14 Mikkeller
 - 15 Ye Olde Mitre
- HOTELS**
 - 1 The Zetter Townhouse
 - 2 The Rookery
 - 3 Malmaison
 - 4 Yotel
 - 5 The Bryson Hotel
- FITNESS**
 - 1 Gymbox
 - 2 Mob 45
 - 3 F45
 - 4 PureGym
 - 5 Frame
- LOCAL BUSINESSES**
 - 1 TikTok
 - 2 Snapchat
 - 3 Depop
 - 4 Publicis Groupe
 - 5 J A Kemp
 - 6 Alexander McQueen
 - 7 LinkedIn
 - 8 Live Nation
 - 9 Hill + Knowlton
 - 10 Unilever
 - 11 Grey Communications
 - 12 Tesco Digital

CONNECTIVITY

The property is served by the London Underground (Hammersmith & City and Metropolitan lines), Thameslink and National Rail services providing direct access to the City, West End, Home Counties & London's major airports. 69 Turnmill Street benefits from outstanding connectivity, Situated less than 50 meters from Farringdon Station.



OPENING
SPRING
2022

2 MINUTE
WALK TO
69 TURNMILL
STREET

ONE OF
BRITAIN'S BEST
CONNECTED
TRANSPORT
HUBS

CYCLE
SUPERHIGHWAY
6 - KING'S CROSS
TO ELEPHANT
& CASTLE

CROSSRAIL (THE ELIZABETH LINE)

The Elizabeth line will increase central London's rail capacity by 10 per cent, the largest single increase in the capital's transport capacity in more than 70 years. The railway is more than 100km long with new trains operating in 42km of new tunnel and track under central London, connecting 41 stations and bringing an additional 1.5million people within 45 minutes of London.

A VIBRANT



The Crown Tavern



Clerkenwell Kiosk



Caravan Exmouth Market

Clerkenwell & Social



Luca



Malmaison



COMMUNITY

ACCOMMODATION



Upper Ground Front	1,995 sq ft
Upper Ground Rear	2,195 sq ft
Ground Front	1,413 sq ft
Ground Rear	2,240 sq ft
Lower Ground Front	2,202 sq ft
Total	10,045 sq ft

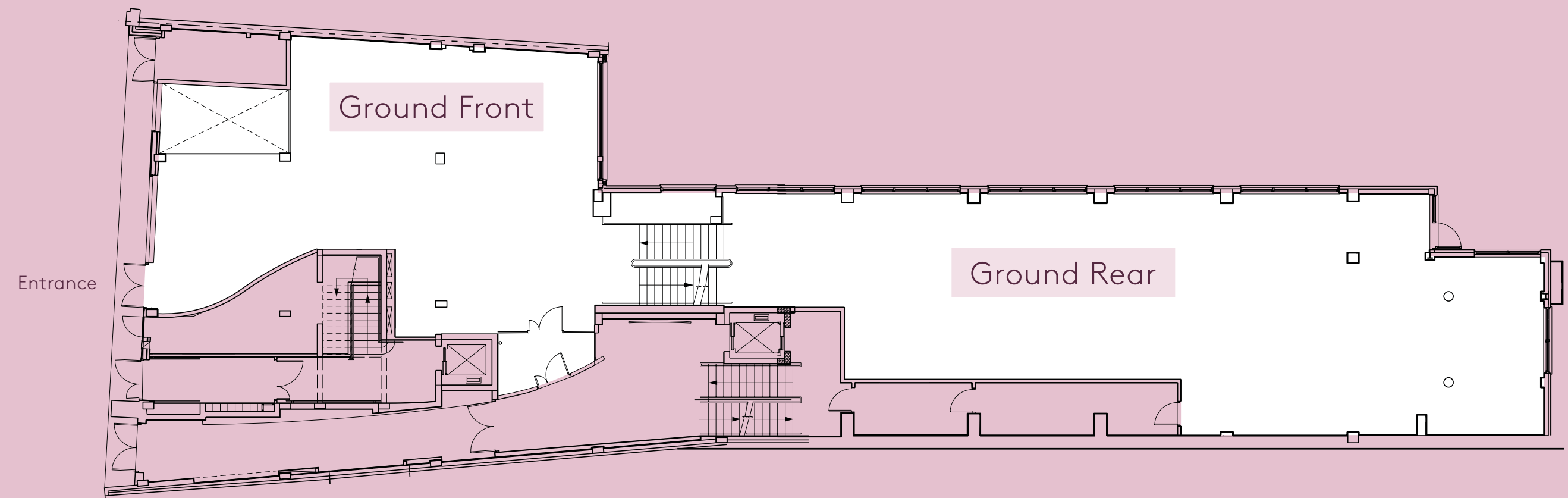
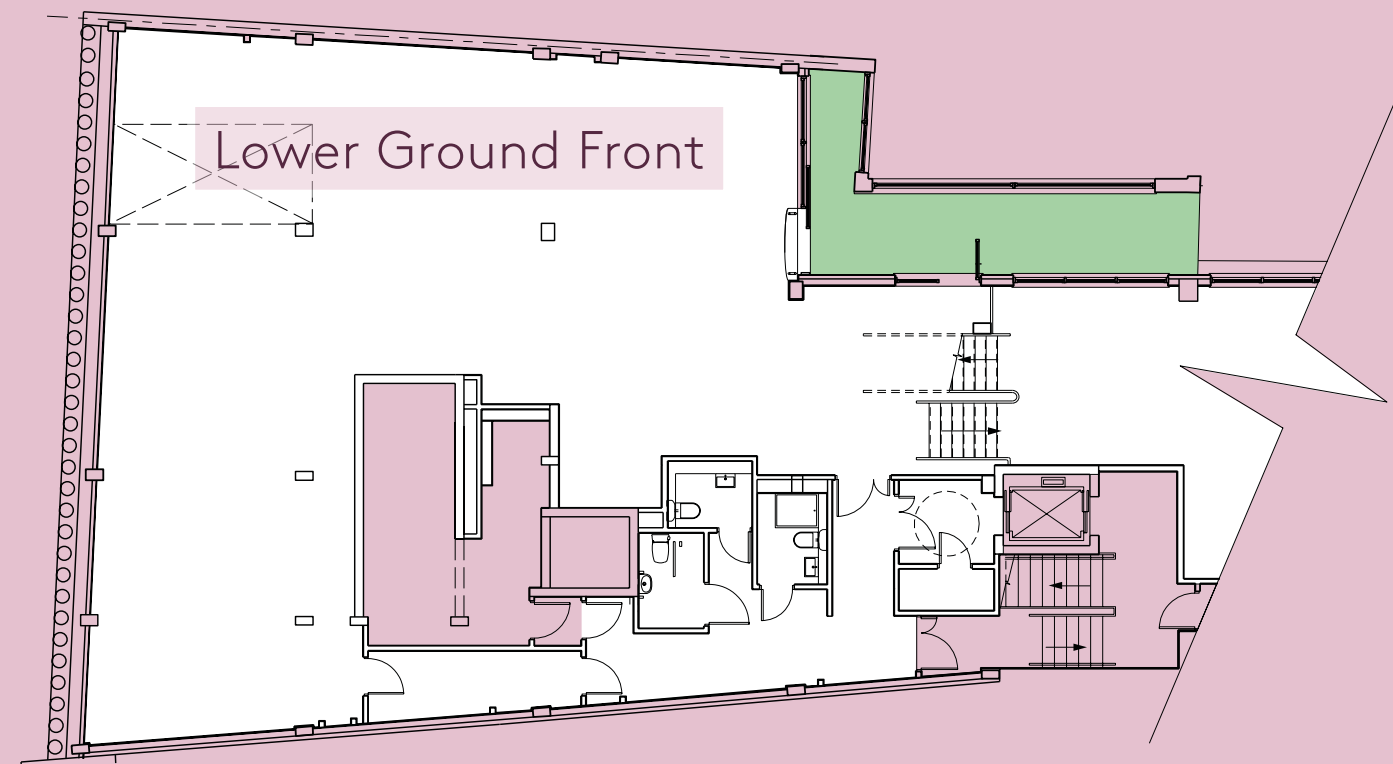
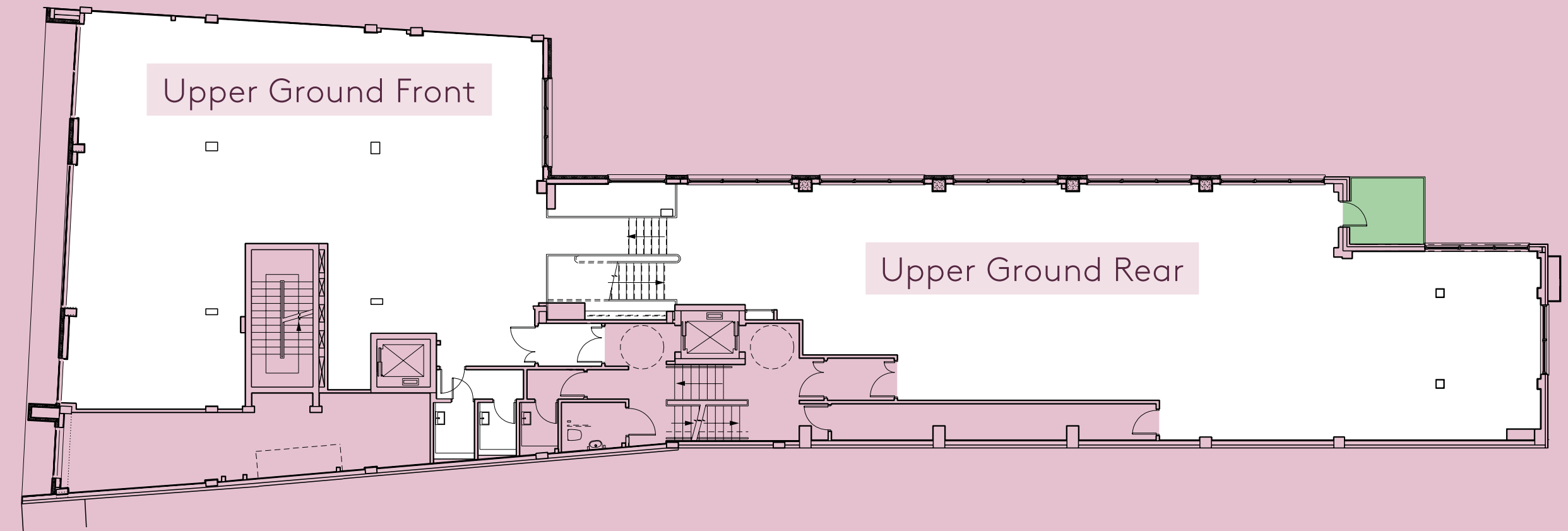
Alternatively:

7,850 sq ft of self-contained space can be provided by excluding the Upper Ground Rear space.

5,855 sq ft of self-contained space can be provided by excluding the Upper Ground Rear & Upper Ground Front spaces.

FLOOR PLANS

Upper Ground Front	1,995 sq ft
Upper Ground Rear	2,195 sq ft
Ground Front	1,413 sq ft
Ground Rear	2,240 sq ft
Lower Ground Front	2,202 sq ft
Total	10,045 sq ft



SELF-CONTAINED



Entrance Lobby



Internal Stair

W/C



SPACE

Outside Terrace



SPECIFICATION

- Extensive street frontage onto Turnmill Street
- Fully self-contained space
- Three or four interlinked floors
- Good natural light
- Generous floor to ceiling heights
- 'CAT A' condition & specification
- Independent VRV air-conditioning system
- Independent fresh air circulation system
- Openable windows
- Raised access floors with Electrak power distribution and data cabling wired back to Comms room with stand-alone air conditioning
- Suspended LED light fittings, spotlights and feature lights
- 2 demised terraces
- Demised W/Cs and showers
- Lift access in addition to internal staircase
- Fibre installed, ready for connection
- Video entry phone system





Occupational costs:

RENT

Upon application

BUSINESS RATES

TBC

SERVICE CHARGE

£3.62 per sq. ft.

INSURANCE

£1.00 per sq. ft.

Lease:

New lease/s available direct from the Freeholder for a term by arrangement

USE:

Class E

VAT:

The property is elected for VAT

EPC:

Rating of B

Further information:



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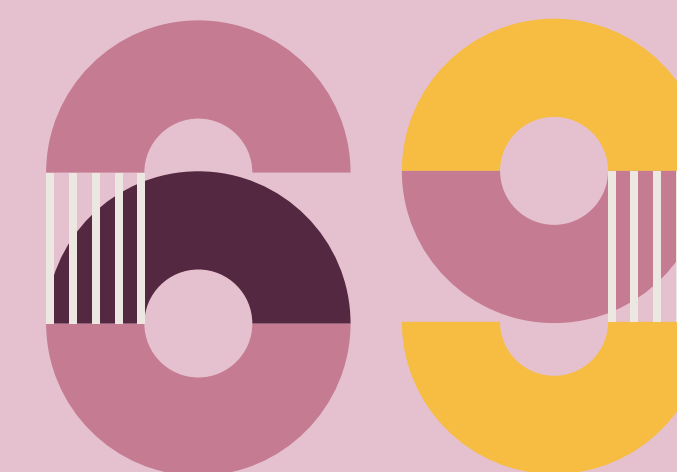
Developer & Landlord:



www.marldon.net

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