

# PROPERTY PARTICULARS

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Property Consultants  
& Estate Agents

## OFFICE/STUDIO TO LET OPPOSITE FARRINGDON STATION

### 3.5 METRE CEILING HEIGHT

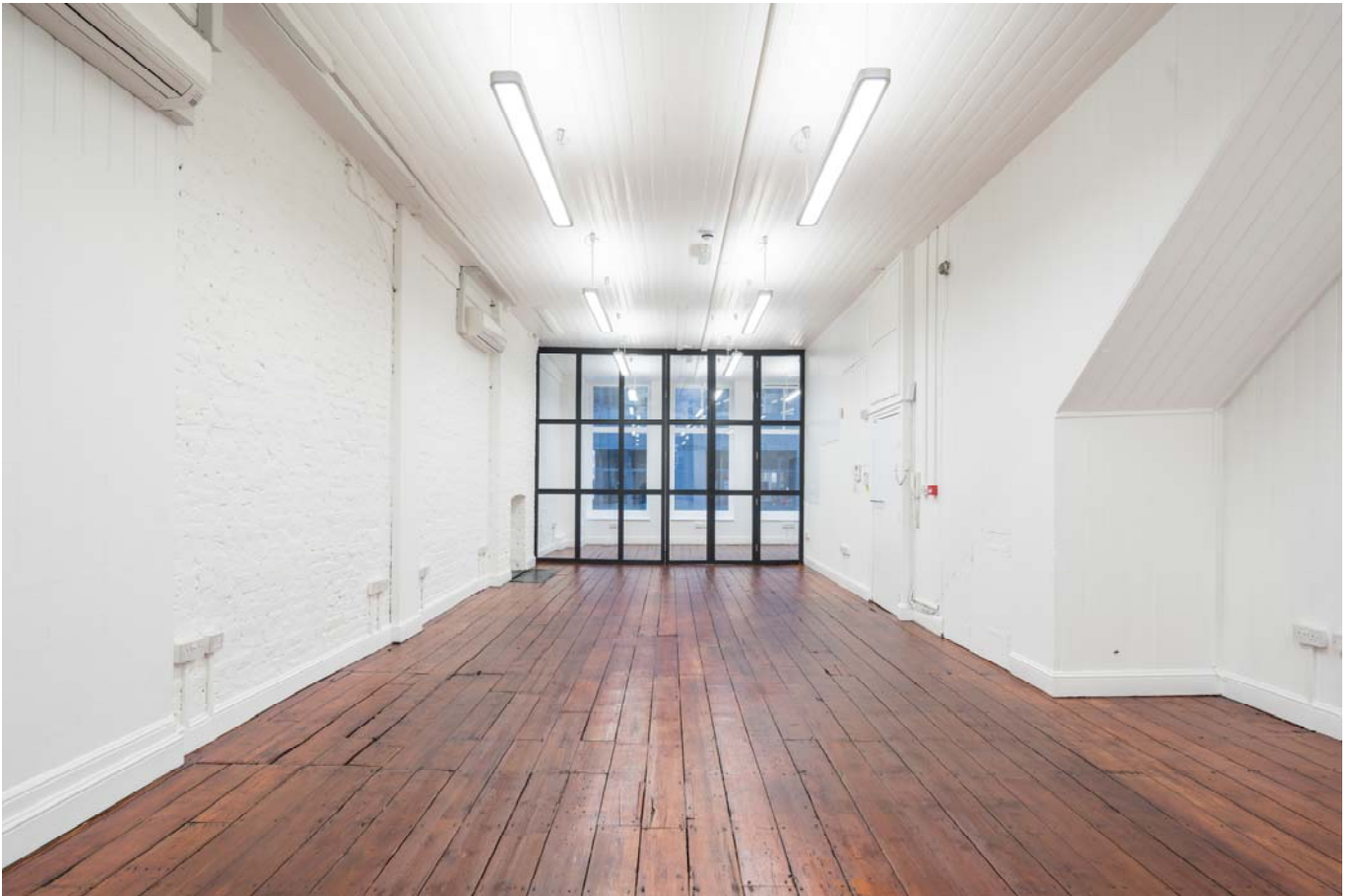
**\*\* FIRST YEAR RENT ONLY £29,500 PAX PER FLOOR \*\***

1<sup>ST</sup> FLOOR



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# 1<sup>ST</sup> & 2<sup>ND</sup> FLOORS, 47 FARRINGDON ROAD EC1M 3JB



2<sup>ND</sup> FLOOR





## 1<sup>ST</sup> & 2<sup>ND</sup> FLOORS, 47 FARRINGTON ROAD EC1M 3JB

### LOCATION

Situated on the west side of Farringdon Road very close to the junction with Greville Street and just a minute's walk to Farringdon Station. Cowcross Street, Leather Lane and High Holborn are nearby and the area is surrounded by shops, high class restaurants, cafes and wine bars.

### DESCRIPTION

An attractive Victorian terraced former warehouse building, the available accommodation comprises the first and second floors. The premises have a ceiling height of in excess of 3.5 metres (1<sup>st</sup> floor).

### AREA

*(all measurements are approx.)*

1<sup>st</sup> floor - 855 sq ft  
2<sup>nd</sup> floor - 900 sq ft  
**TOTAL - 1,755 SQ FT**

### AMENITIES

- \* Original wooden floors
- \* Exposed painted brickwork
- \* Attractive Meeting room
- \* A/C
- \* Kitchenette
- \* Shower
- \* Demised WC

### RENT

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**SERVICE CHARGE**                   Apx. £2,500-£3,000 per annum per floor.

**BUSINESS RATES**               Rates payable per floor are £14,362 per annum.  
Interested parties are advised to obtain confirmation from LB  
Camden.

**LEASE**                            A new lease is available direct from the Freeholders by  
negotiation.

**EPC**                                Upon request.

**VIEWING**

**Through agents**  
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