

THE OFFICE

This stunning Plug & Play office accommodation is located within a former warehouse building and benefits from excellent floor to ceiling height, period features, air conditioning and a fitted kitchenette.



AVAILABILITY & FLOOR PLANS

Available by way of a sub-lease until September 2019.

SPECIFICATION

- Air-conditioning
- Drop-down LED lighting
- Period features
- Good natural light
- Excellent floor to ceiling height
- 2 fitted meeting rooms
- 2 Fitted kitchenettes
- Fibre optic
- Street frontage
- Bike racks
- 24 hour access

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
LG	163.7	1,762	£36.50	INCL.	INCL.	£64,313.00	Available

LOCATION

The building is prominently located in the heart of Farringdon and sits between Saffron Hill and Hatton Garden, just off of Clerkenwell Road. The famous Leather Lane food market is only moments away, and the building enjoys a vast array of local amenities.



The building is conveniently located at a short distance from both Farringdon (Circle, Hammersmith & City, Metropolitan and Elizabeth Lines) and Chancery Lane (Central Line) underground stations. There are also several bus routes running along Clerkenwell Road.





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