

CROSSLAND
OTTER HUNT

109–111 Farringdon Road, London, EC1R 3BW

Characterful Fitted & Furnished Suite in Former Victorian Warehouse Building

1,643 sq ft (152.64 sq m)

020 7408 1114
www.coh.eu

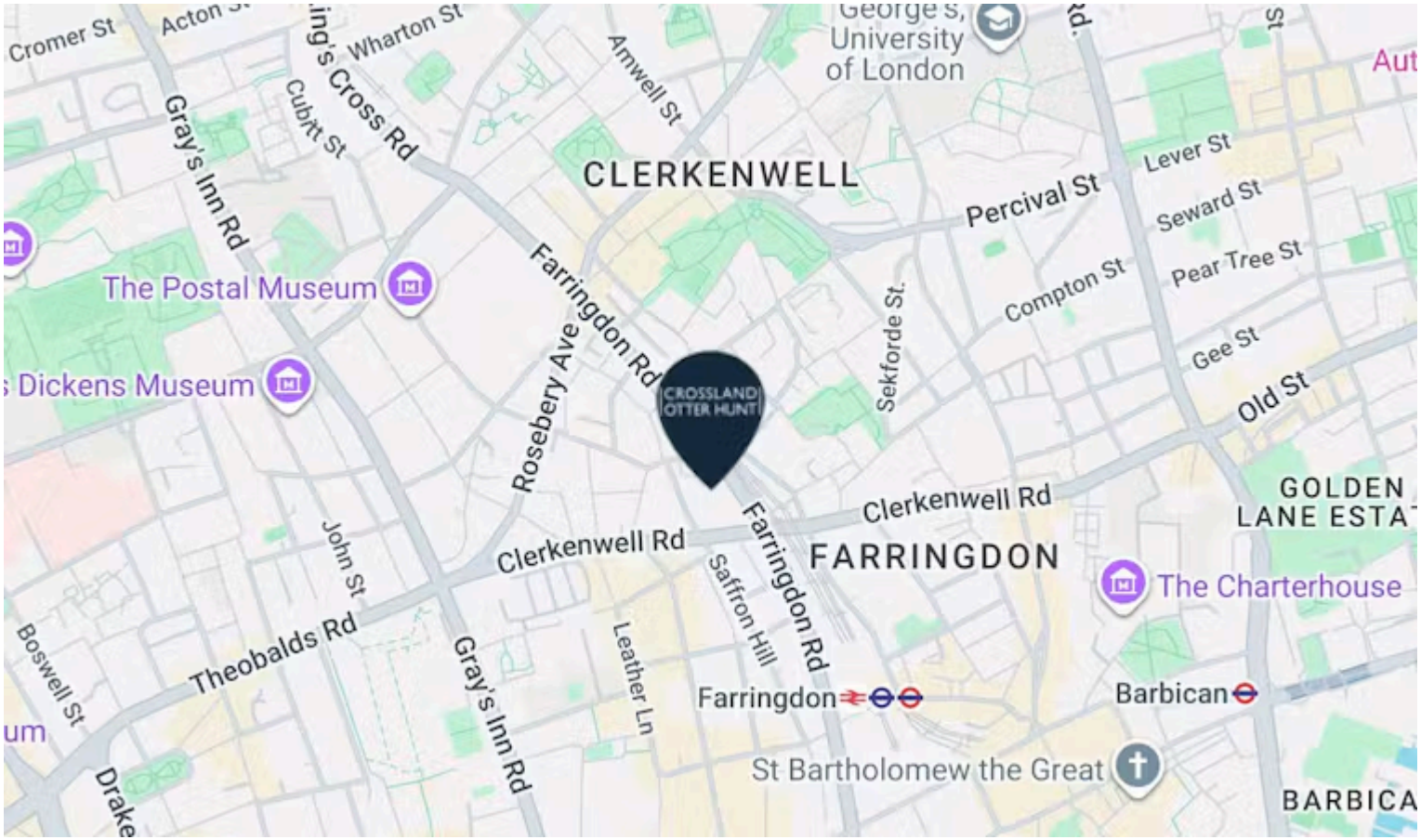
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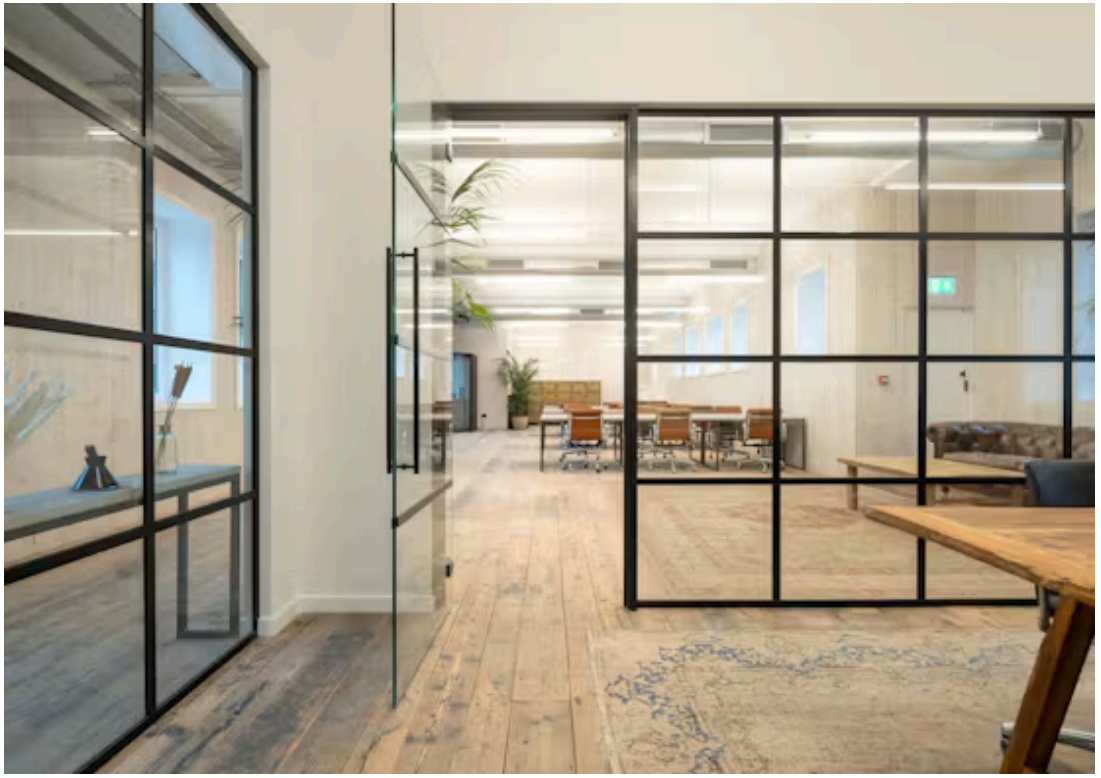
Nearest Stations

- Farringdon (0.2 Miles)
- Chancery Lane (0.3 Miles)
- Barbican (0.5 Miles)

Located in the heart of Farringdon, close to Clerkenwell Road, the property is within a 2–3 minute walk of Farringdon Station (Elizabeth Line, Thameslink and Underground). The area is a well-established hub for creative, tech and media occupiers, with a strong surrounding amenity offering.

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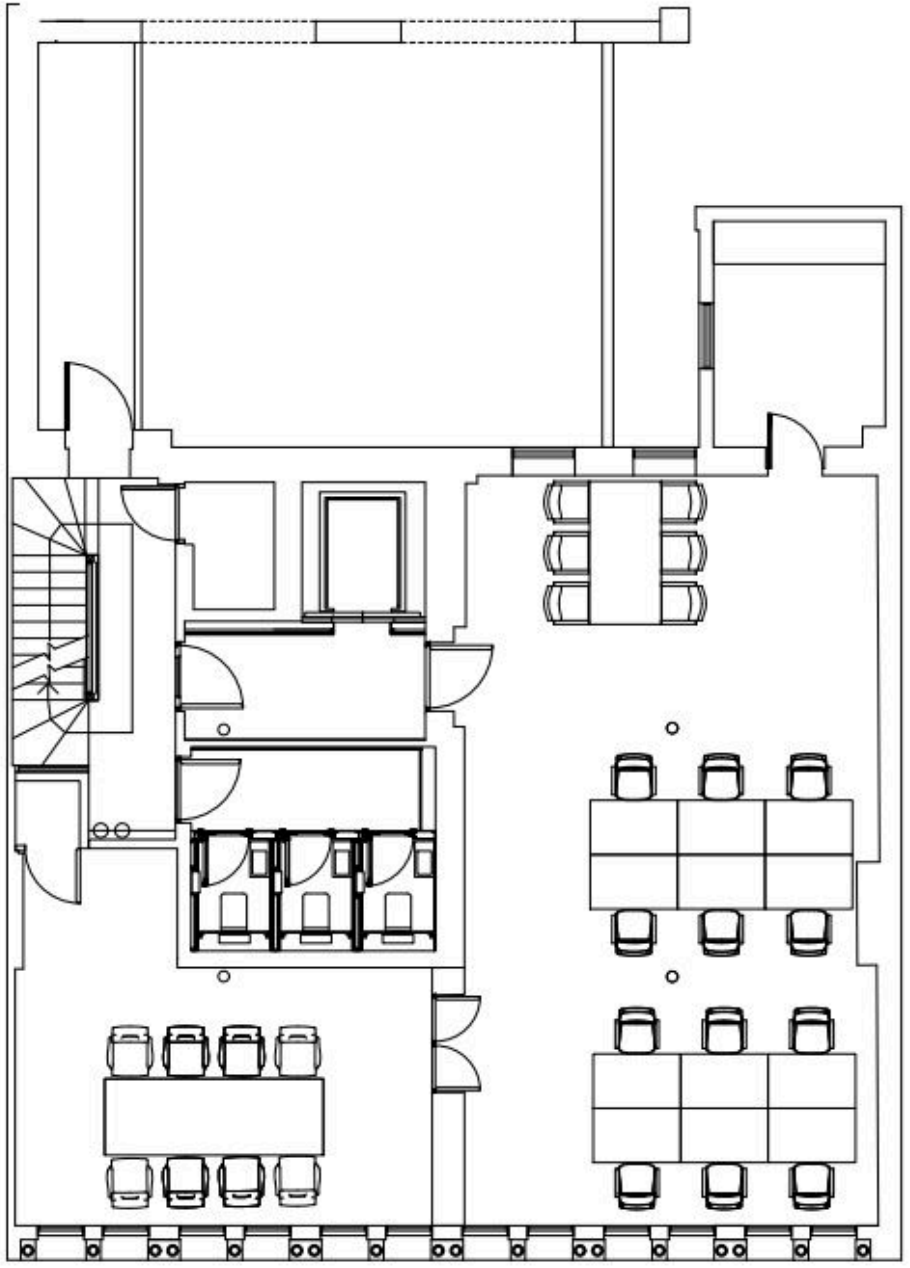
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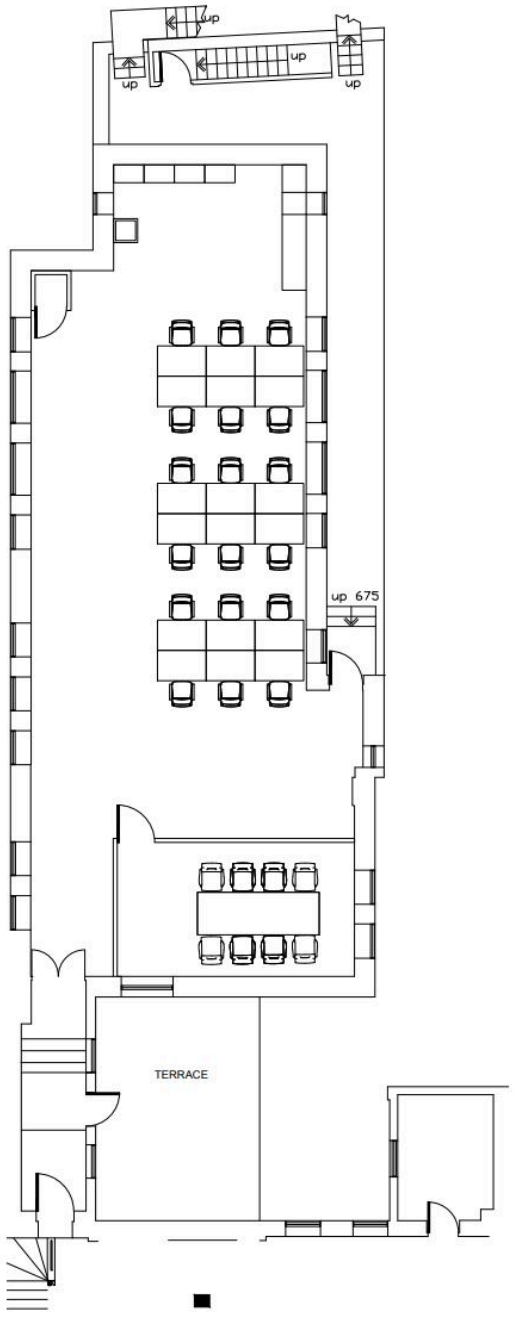
- Fully Fitted & Furnished Throughout
- Newly Refurbished Common Parts
- Roof Terrace on the Part 3rd Floor (Rear)
- Shower
- Brand New Reception
- Refurbished Passenger Lift
- VRV Air Conditioning

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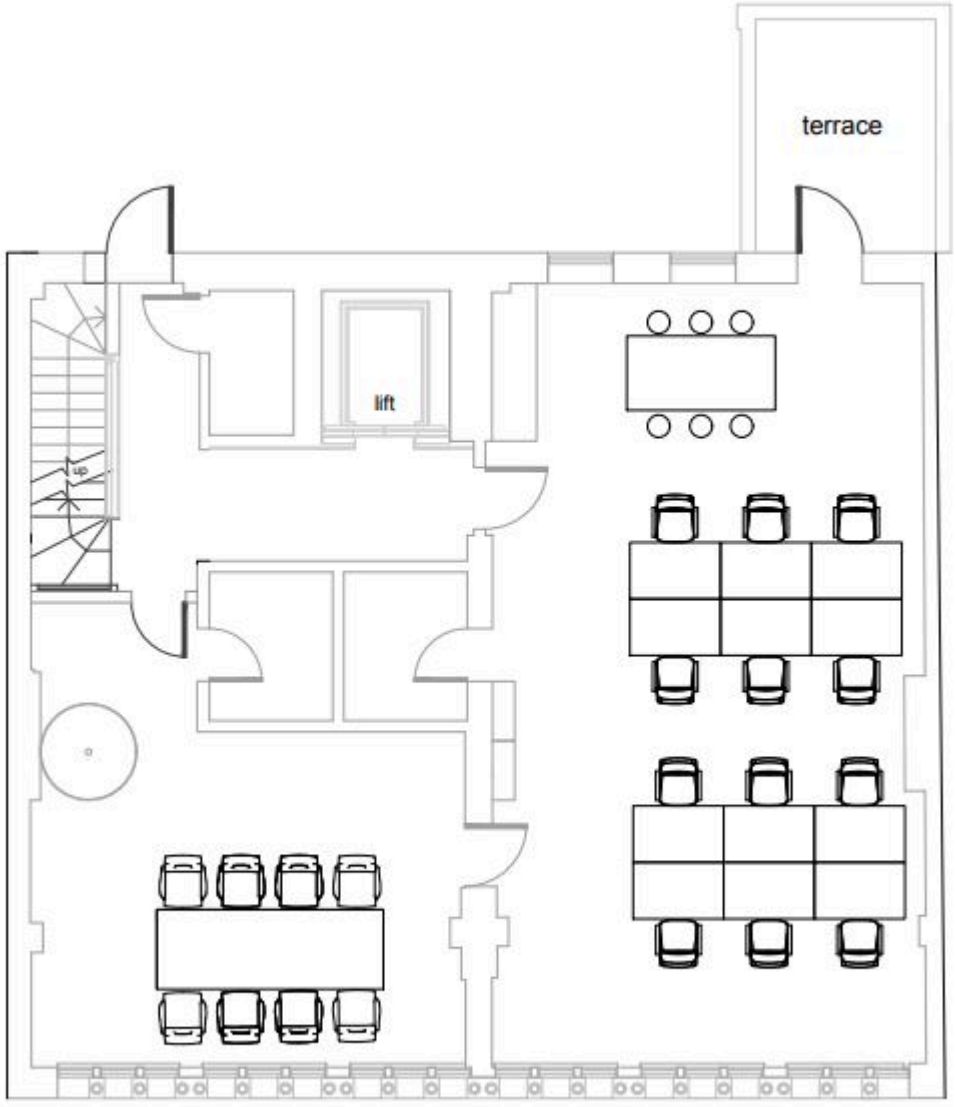
3rd floor front



3rd floor rear



4th floor



Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL YEAR	AVAILABILITY
4th – with roof terrace	1,038	96.43	£79.50	£25	£10.67	£119,546.46	Let
3rd – (front)	1,030	95.69	£79.50	£25	£10.67	£118,625.10	Under Offer
3rd – (rear)	1,643	152.64	£79.50	£25	£10.67	£189,224.31	Available
Total	3,711	344.76	£79.50	£25	£10.67	£427,395.87	

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CONTACT US



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Description

The suite has been thoughtfully refurbished with the building's heritage in mind, retaining distinctive features while delivering a cool, contemporary finish. This is a unique, plug-and-play workspaces offering a boutique feel – ideal for businesses seeking something a little different.

Location

Located in the heart of Farringdon, close to Clerkenwell Road, the property is within a 2–3 minute walk of Farringdon Station (Elizabeth Line, Thameslink and Underground). The area is a well-established hub for creative, tech and media occupiers, with a strong surrounding amenity offering.

Terms

Available by way of a new lease direct from the landlord.

EPC

C (51)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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