



TO LET

875 SQ FT
(81.29 SQ M)

£5,000 PER MONTH

**** All inclusive rental ****
Fitted offices of 875 sq ft for
immediate occupation from
terms of 6 months +

- All inclusive rent
- Available on a new licence from 6 months
- Immediate Occupation
- 10-12 desks
- Fitted
- Cooled
- Timber floors
- Own WC's

Summary

Available Size	875 sq ft
Rent	£5,000 per month
Business Rates	N/A
Service Charge	N/A
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The office is fully self-contained and comprises of the entire top floor, arranged as a large open plan area , kitchenette, store cupboard and WC. The space has capacity for 10-12 desks and a meeting room.

The floor is double aspect with good ceiling height and excellent natural light, with wood flooring throughout.

The all-inclusive monthly fee includes rent, rates, service charge, electricity consumption, internet connectivity, a/c servicing and water.

Location

The building is situated on the west side of Farringdon Road, just north of the junction with Clerkenwell Road, close to Exmouth Market and Clerkenwell Green.

Accommodation

The accommodation comprises of the following

Name	sq ft	Tenure	Rent	Availability
5th	875	To Let	£5,000 /month All inclusive	Available
Total	875			

Specification

- All-inclusive rental
- Flexible terms from 6 months
- Comfort cooling
- Wood floors
- Passenger lift
- Structured cabling (not tested)
- Plastered ceilings
- Kitchen
- Video entry system
- Own WC's
- Good natural light

Viewings

By appointment through sole agents

Terms

A new licence is available for terms from 6 months, direct from the landlord.



Viewing & Further Information



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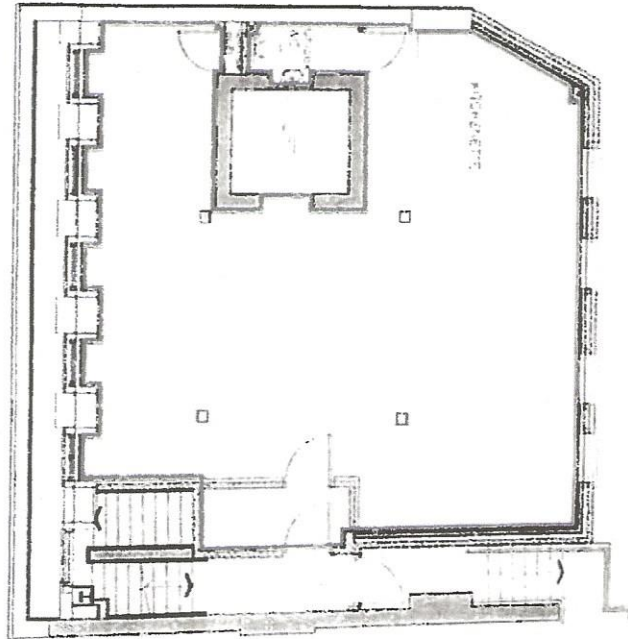


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FARRINGTON ROAD



LEASEHOLD PLAN
105-107 FARRINGTON ROAD
FIFTH FLOOR PLAN
SCALE: 1/100 @ A3