

Farringdon Office – For Sale

3rd Floor 105-107 Farringdon Road, EC1R 3BU

Price: £625,000 - 1,042 sq. ft.

Third floor available to purchase in prime Farringdon location, suitable for owner occupiers or investors



JOHN ARKWRIGHT & Co.

Property Investment and Development Consultants

105-107 Farringdon Road | Farringdon | EC1R 3BU

AMENITIES

- Striking views across London skyline, including St Paul's
- Dual aspect with windows across two elevations
- Moments from Farringdon Station
- Fantastic natural daylight
- Kitchenette
- Demised WC
- Good ceiling height
- Passenger Lift
- Air Conditioning

LOCATION

105-107 Farringdon Road is located on the prominent junction of Clerkenwell and Farringdon Road, and is within minutes from Farringdon Station, situated on the new Elizabeth Line as well as the Metropolitan Line, Circle, Hammersmith & City and Thameslink connections.

Both Leather Lane and Exmouth Food Markets are within a short walk from the property offering a variety of food delicacies from around the world and hosts a daily street food market.

The immediate surrounds are also home to a variety of interesting and exciting restaurants, cafes, bars and shops.



DESCRIPTION

The floor benefits from wooden flooring, as well as good ceiling height to provide characterful office floors.

This period building is configured over lower ground to 5th floors and benefits from a passenger lift. Being located on the 3rd floor provides ample natural light.

ACCOMMODATION & OUTGOINGS

In accordance with RICS code of measuring practice (6th edition), the Net Internal Area of the office area is as follows: -

Accommodation	Sq. M	Sq. ft
3rd Floor	96.81	1,042

The approximate outgoings are as follows:

- Rates Payable (sq. ft.): £15.83
- Service Charge (sq. ft.): £7.76
- **Price £625,000**

Availability:

Available Immediately

Terms

Long Leasehold purchase

VAT

Applicable

EPC

EPC rating upon request.

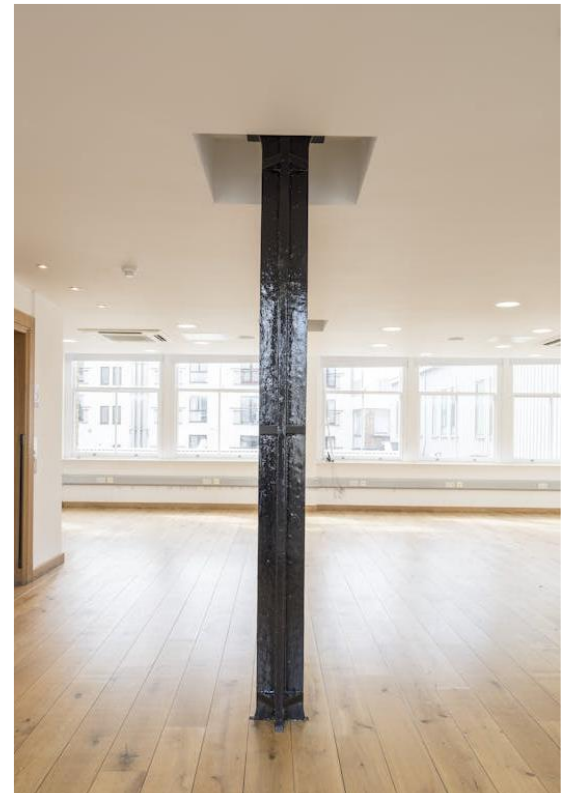
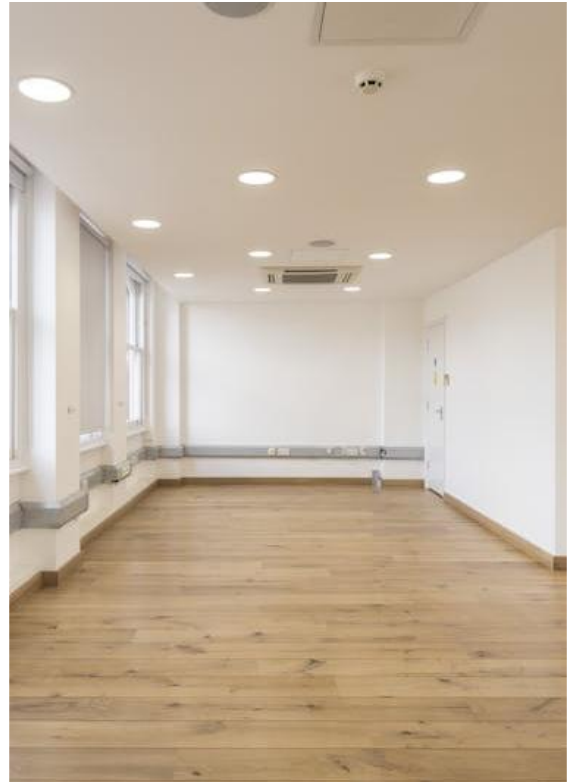
BUSINESS RATES

Interested parties are advised to make their own enquiries directly with the Local Authorities.

Legal Costs

Each party to bear their own costs

105-107 Farringdon Road | Farringdon | EC1R 3BU





VIEWING ARRANGEMENTS

Strictly via John Arkwright & Co or our joint agents Compton.



Bertie Arkwright

John Arkwright & Co

020 74957090

Bertie.arkwright@jarkwright.co.uk

Charlie Cook

John Arkwright & Co

020 74957090

charlie.cook@jarkwright.co.uk