

**20 Farringdon Road**  
Farringdon, London, EC1M 3HE



**OFFICE TO LET | 6,198 - 25,134 sq ft**



## Location

This prominent corner building is situated opposite Farringdon Station at the junction with Cowcross Street and adjacent to the new Farringdon Crossrail station which will be running in 2018.

## Floor Areas

Floor	sq ft	sq m
Ground suite 1	6,790	631
Ground suite 2	6,198	576
Ground suite 3	12,146	1,128
<b>TOTAL (approx.)</b>	<b>25,134</b>	<b>2,335</b>

\*Measurement in terms of NIA

## Description

The main reception has recently been refurbished with a new secondary entrance/reception on Farringdon Road.

**Matthew Hall, Partner**

020 7025 1398

**Rebecca Saxon, Agency Surveyor**

020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract October 2017**

020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

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## Terms

Tenure:	Leasehold
Lease:	A new sublease(s) to December 2021
Rent:	£52.50 psf pax
Rates:	Estimated at £ 17.54 psf pa (2017/2018)
Service Charge:	Approximately £ 9.50 psf pa

## Amenities

- Air conditioned
- Fully accessible raised floor
- Fully fitted and cabled
- 24 hour access
- New WCs
- Manned reception(s)

### Matthew Hall, Partner

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✉️ mhall@monmouthdean.com

### Rebecca Saxon, Agency Surveyor

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✉️ rsaxon@monmouthdean.com

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