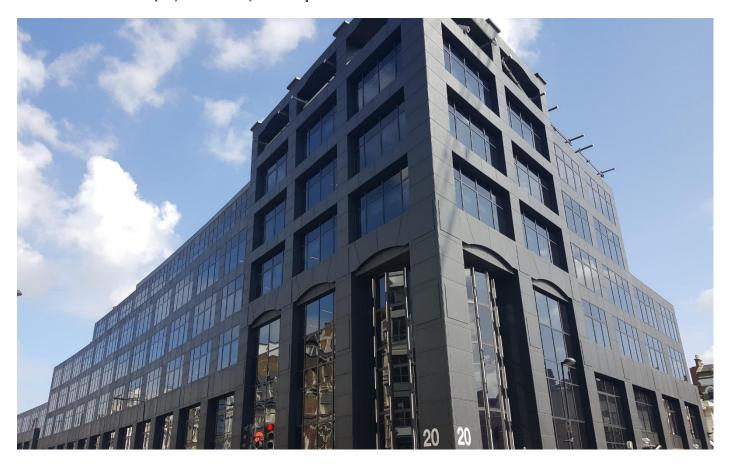
20 Farringdon Road Farringdon, London, EC1M 3HE



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	
TOTAL (approx.)	25,134	2,335	

*Measurement in terms of NIA

Description

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

Matthew Hall, Partner

020 7025 1398

Rebecca Saxon, Agency Surveyor

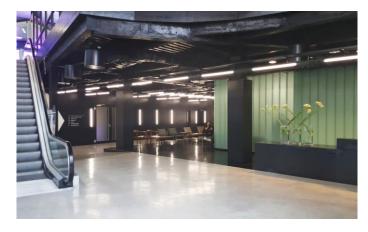
(J) 020 7025 1397

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 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.

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Monmouth Dean

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







Terms

Tenure: Leasehold

Lease: A new sublease(s) to December 2021

£52.50 psf pax Rent:

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



020 7025 1398



mhall@monmouthdean.com

Rebecca Saxon, Agency Surveyor



020 7025 1397



(a) rsaxon@monmouthdean.com

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Subject to Contract October 2017