

**33 Farringdon Road**  
Farringdon, London, EC1M 3JF



**OFFICE TO LET | 5,100 sq ft**



## Location

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

The area benefits from nearby Leather Lane market and Smithfield, providing a range of restaurants, bars and social meeting points.

## Floor Areas


Floor	sq ft	sq m
4th Floor	5,100	474
<b>TOTAL (approx.)</b>	<b>5,100</b>	<b>474</b>

\*Measurement in terms of NIA


## Description

The main reception of the building has recently been refurbished and the floor provides superb natural light in addition to four meeting rooms, a kitchen and breakout area, shower and open plan office.

**James Hendry, Associate Partner**

 020 7025 1395

**Georgia Mason, Agency Surveyor**

 020 7025 8945

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.

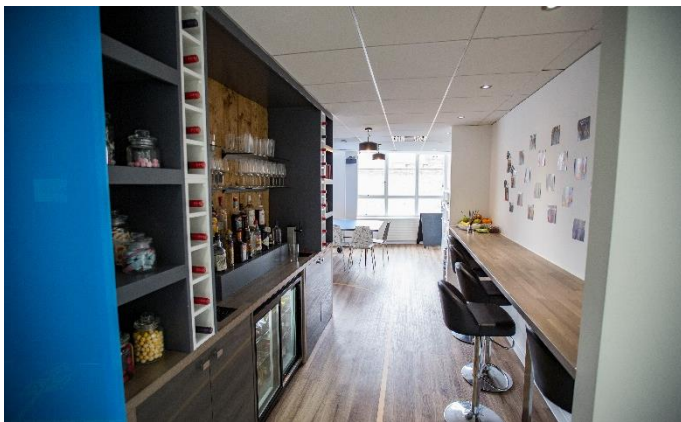
**Subject to Contract October 2017**

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## Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease until January 2022.
Rent:	£57.50 psf pax
Rates:	Estimated at £18.00 psf pax (2017/2018)
Service Charge:	Approximately £12.50 psf pax

## Amenities

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

### James Hendry, Associate Partner

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### Georgia Mason, Agency Surveyor

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