

CROSSLAND OTTER HUNT

109-111 Farringdon Road,
London,
EC1R 3BW

Characterful Fitted & Furnished Suites
in Former Victorian Warehouse
Building

1,038 to 3,711 sq ft (96.43 to 344.76
sq m)

020 7408 1114
www.coh.eu



CROSSLAND OTTER HUNT

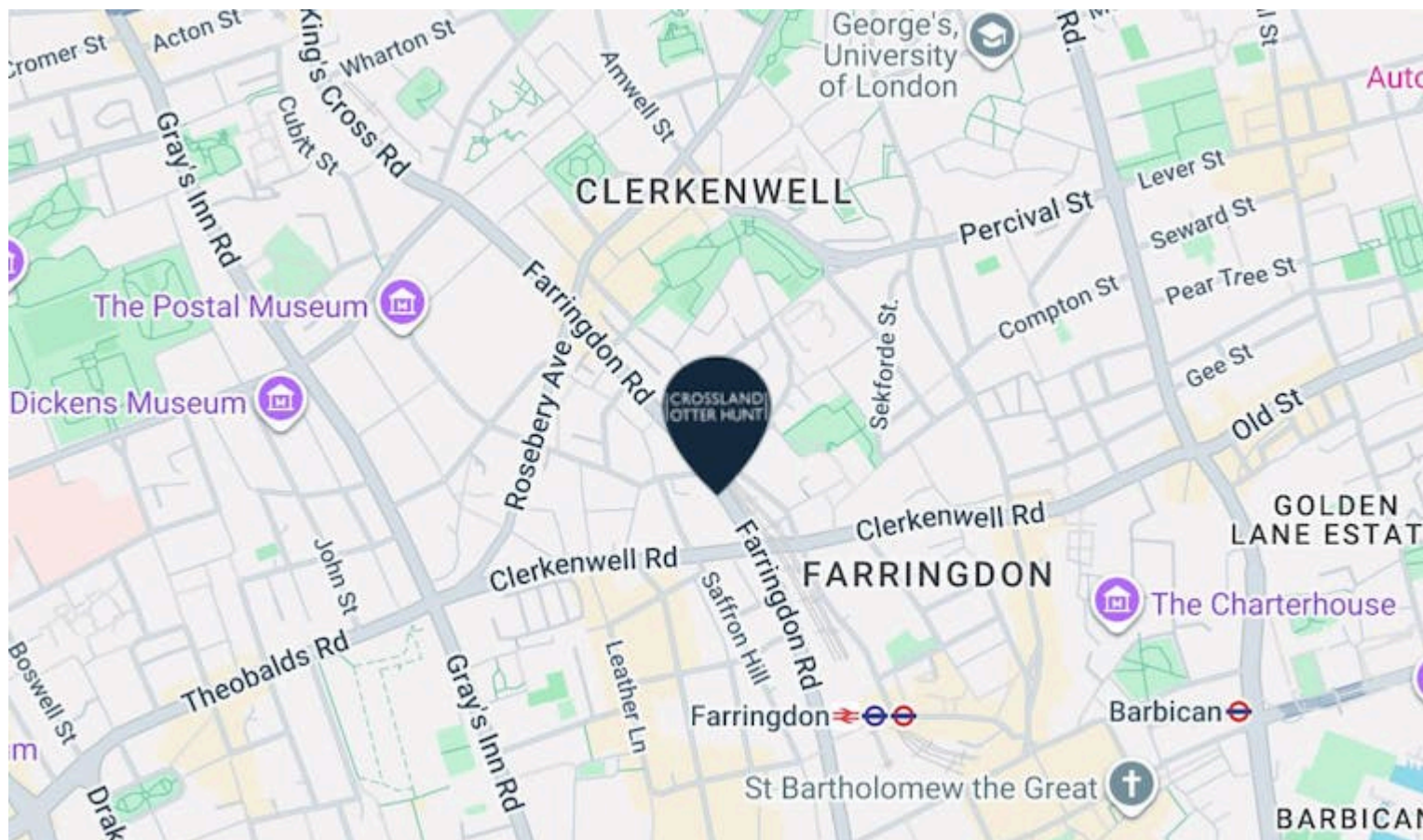
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Nearest Stations



Farringdon
(0.2 Miles)

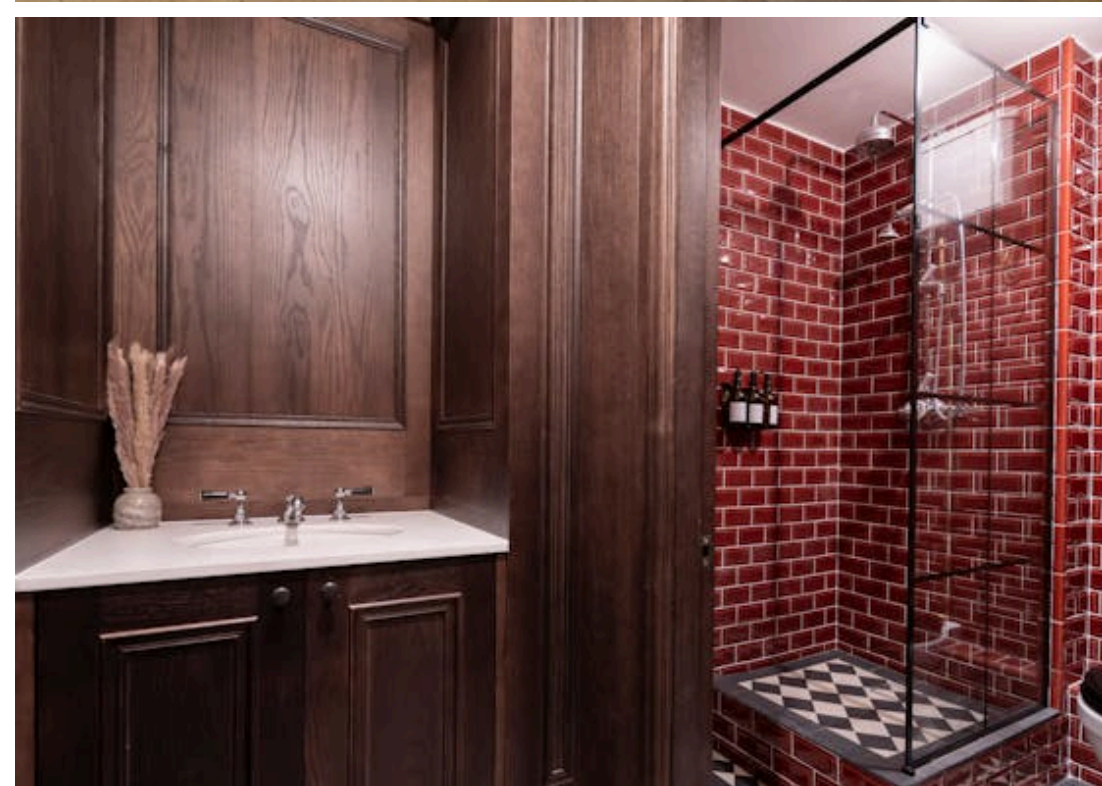
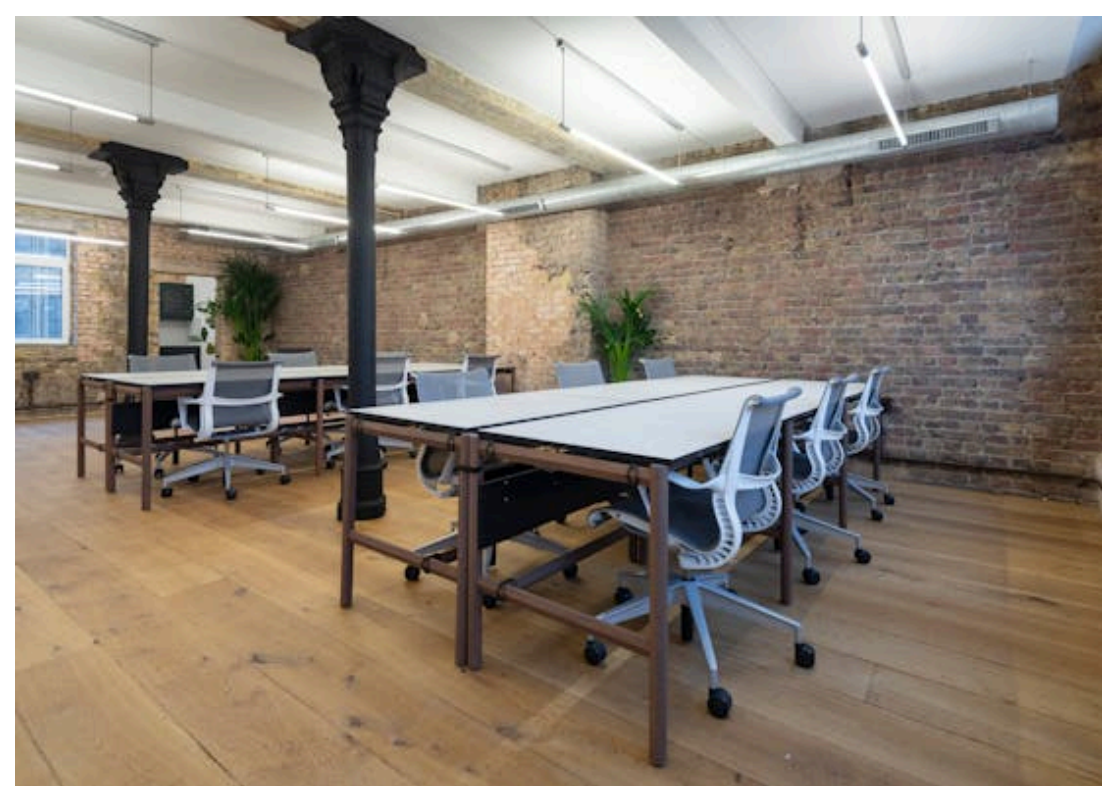


Chancery Lane
(0.3 Miles)



Barbican
(0.5 Miles)

Located in the heart of Farringdon, close to Clerkenwell Road, the property is within a 2–3 minute walk of Farringdon Station (Elizabeth Line, Thameslink and Underground). The area is a well-established hub for creative, tech and media occupiers, with a strong surrounding amenity offering.



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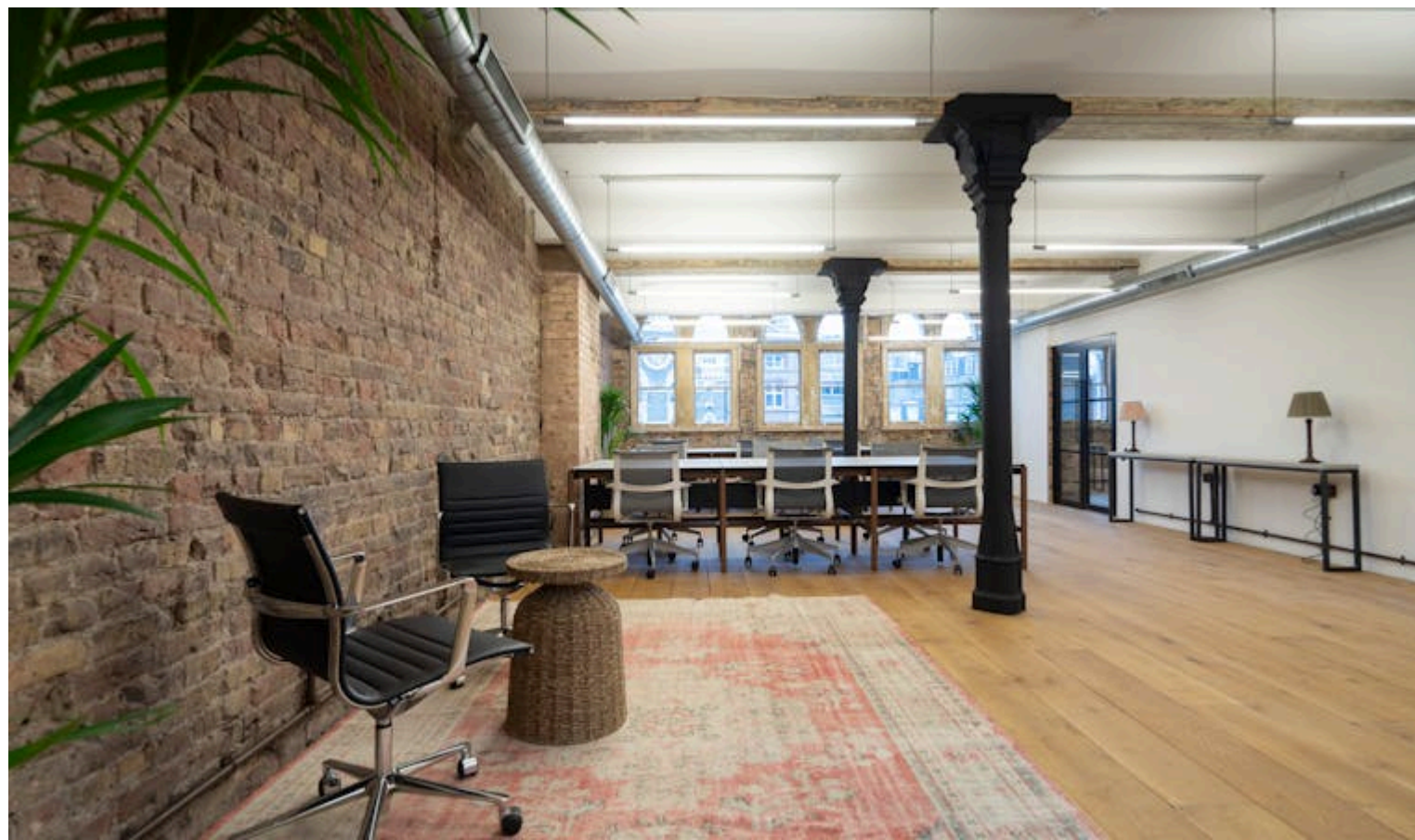
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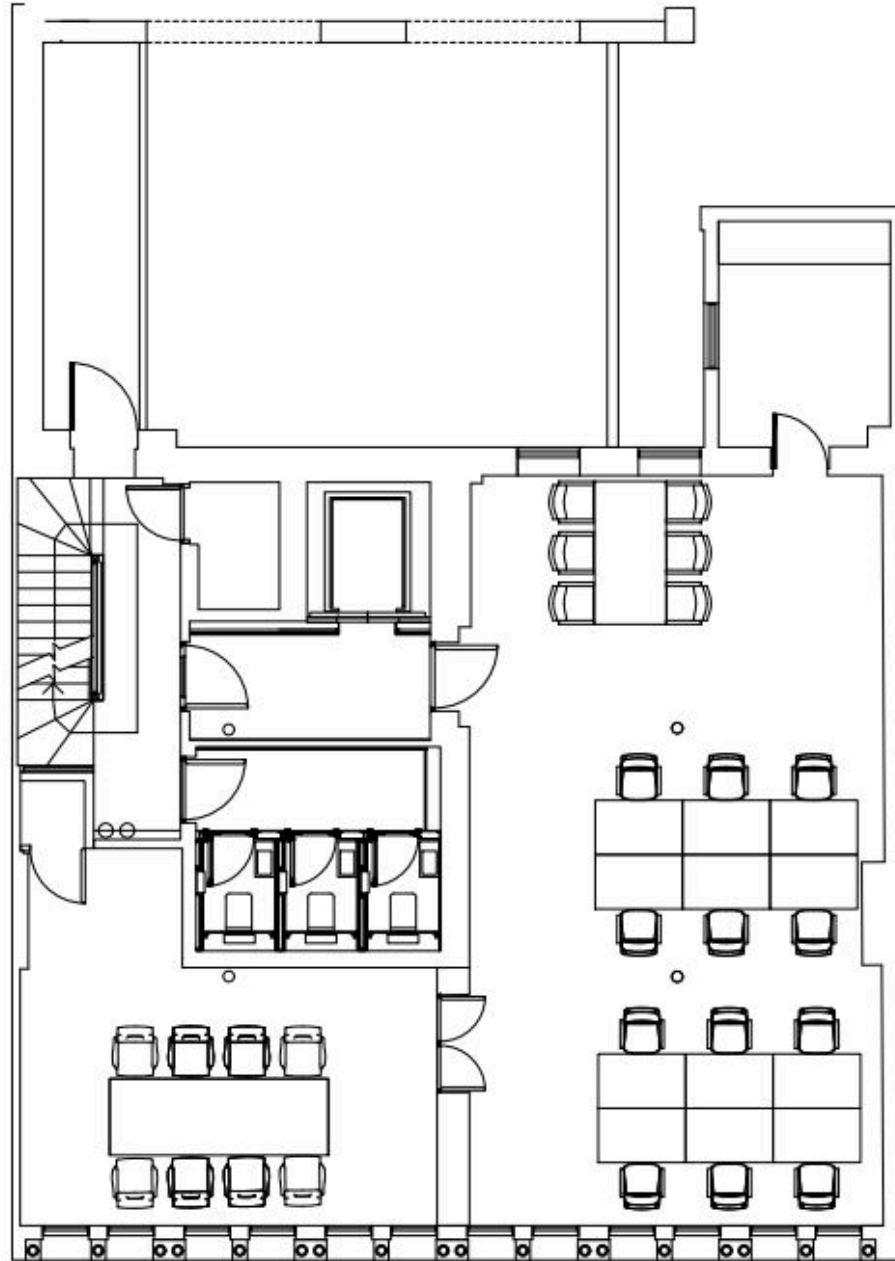
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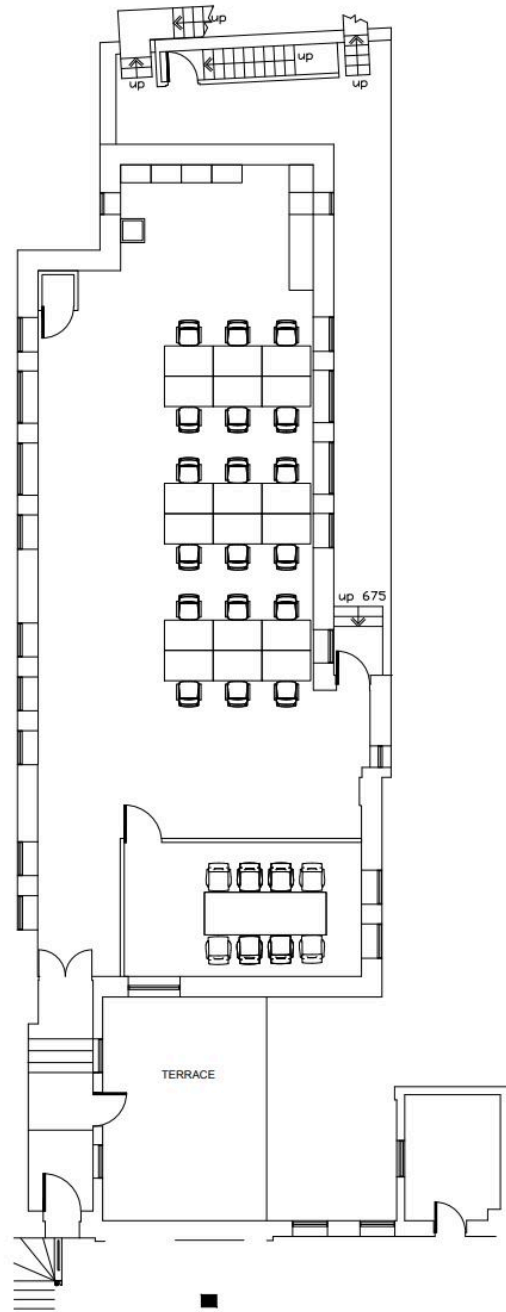


- Fully Fitted & Furnished Throughout
- Newly Refurbished Common Parts
- Roof Terrace on the Part 3rd Floor (Rear)
- Shower
- Brand New Reception
- Refurbished Passenger Lift
- VRV Air Conditioning

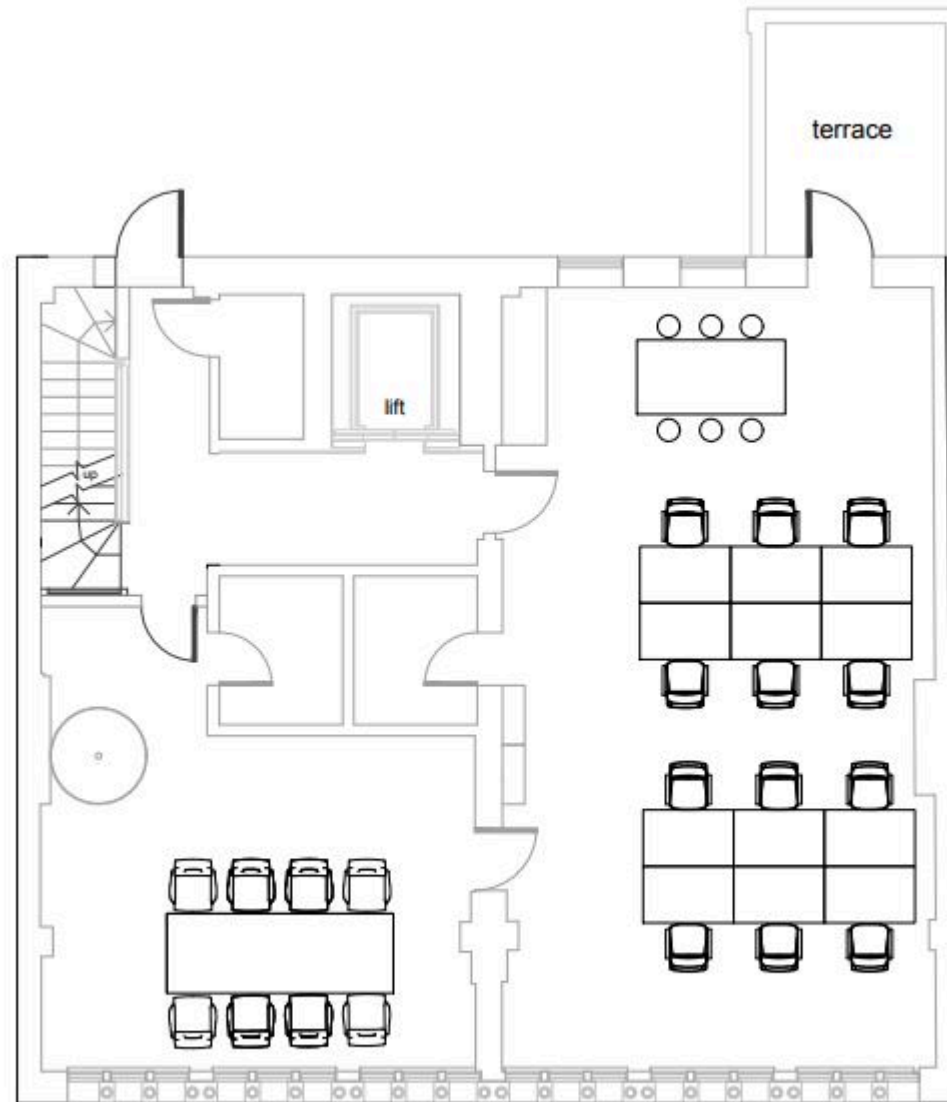
3rd floor front



3rd floor rear



4th floor



Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL YEAR	AVAILABILITY
4th - with roof terrace	1,038	96.43	£79.50	£25	£10.67	£119,546.46	Available
3rd - (front)	1,030	95.69	£79.50	£25	£10.67	£118,625.10	Available
3rd - (rear)	1,643	152.64	£79.50	£25	£10.67	£189,224.31	Available
Total	3,711	344.76	£79.50	£25	£10.67	£427,395.87	

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CONTACT US



Nick Sinclair

02073992733 | 07970511730

nick@coh.eu



Jack Hopkins

020 7399 2743 | 07469 239056

jack@coh.eu

JOINT AGENTS

Sarah Hill (Compton)

07936 338 774

Jake Kinsler (Compton)

07928049777

Michael Raibin (Compton)

07880 795 679

020 7408 1114

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Description

Three characterful office suites are available on the 3rd floor (front and rear) and the 4th floor. Each has been thoughtfully refurbished with the building's heritage in mind, retaining distinctive features while delivering a cool, contemporary finish. These are unique, plug-and-play workspaces offering a boutique feel - ideal for businesses seeking something a little different.

Location

Located in the heart of Farringdon, close to Clerkenwell Road, the property is within a 2-3 minute walk of Farringdon Station (Elizabeth Line, Thameslink and Underground). The area is a well-established hub for creative, tech and media occupiers, with a strong surrounding amenity offering.

Terms

Available by way of a new lease direct from the landlord.

EPC

C (51)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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Visit Our Office
3-5 Barrett Street
London
W1U 1AY