

# WELL COURT

## 14-16 FARRINGDON LANE

### London EC1

A fully fitted and flexible media style office space less than 5 minutes' walk from Farringdon Station.



#### Summary

3<sup>rd</sup> & 4<sup>th</sup> Floors | 783-1,707 Ft<sup>2</sup> (73-159 M<sup>2</sup>)

Guiding Rent | £57.00 /Ft<sup>2</sup>

#### Contact us

Viewing is strictly by prior appointment with Colliers International through: 020 7487 1900



## PROPERTY DESCRIPTION

Well Court is located within the exciting district of Clerkenwell, only a few minutes walk from Farringdon Station.

The office is surrounded by an abundance of restaurants, bars and cafes in the immediate area on Farringdon Road and Clerkenwell Road. Exmouth Market is 6 minutes walk providing access to an exciting street market of 32 stalls.

The location enjoys easy access to Farringdon, Chancery Lane and Barbican Underground Stations.

Clerkenwell benefits from an array of independent coffee shops, traditional pubs and celebrated restaurants making it an obvious area for tech start-ups, HQ bases and creative companies.

### VAT

The building is elected to VAT therefore payable on rent and service charge.

### Tenure

Leasehold.

### Lease Term

Flexible sub-lease or licence available for a term anywhere from 12 months and up.

# AMENITIES

The building benefits from the following amenities:

- Fully fitted “Plug & Play”
- Designer wooden floors throughout
- Large kitchen and breakout area
- Feature lighting
- Cabling in Situ
- Toilets on each floor
- Shower within the 4<sup>th</sup> floor demise
- Air conditioning
- Existing fit-out:
  - Fully furnished with desks and chairs
  - 3 x offices / meeting rooms
  - Large kitchen and breakout space on 4<sup>th</sup> floor
  - Smaller kitchenette on 3<sup>rd</sup> floor
  - Board room

## FLOOR AREAS & OUTGOINGS

Floor / Unit	Ft <sup>2</sup> Approx.	Rent /Ft <sup>2</sup>	Service Charge /Ft <sup>2</sup>	Rates /Ft <sup>2</sup>	Total / Ft <sup>2</sup>	Availability / Status
4 <sup>th</sup>	923	£57.00	c.£6.00	c.£15.00	£71,994	Available
3 <sup>rd</sup>	784	£57.00	c.£6.00	c.£15.00	£61,152	Available

Prospective tenants are advised to confirm any rating liability directly with the Local Authority









## CONTACT US

All appointments to view must be arranged via agents, Colliers International, through:

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