

Preliminary information

OFFICE FLOORS TO LET

161 FARRINGDON ROAD, LONDON EC1R 3AL



The building is on the west side of Farringdon Road, adjacent to the renowned Eagle gastro pub and close by Exmouth Market. Farringdon station is a short walk. Floor areas are:

3 rd floor	LET
2 nd “	2,027 sq ft
1 st “	2,027 “ “
Ground	1,880 “ “
Lower ground	2,213 “ “ - under offer

Total	8,147 sq ft approx.

Comfort cooling
Raised floors
2 lifts
Plaster ceilings
Kitchens & WCs on each floor
Bike store & showers

New leases are available directly from the freeholders.

Rent on application.

Rates: c.£17 psf. Lower ground c.£8.50 psf

Service charge: About £6 psf

EPC: C 69

Occupation January 2018

Notes: Floor areas subject to verification. Final specification may vary.

For further information or make an inspection contact

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HILLER & PARTNERS

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For guidance only. Subject to contract & availability.