

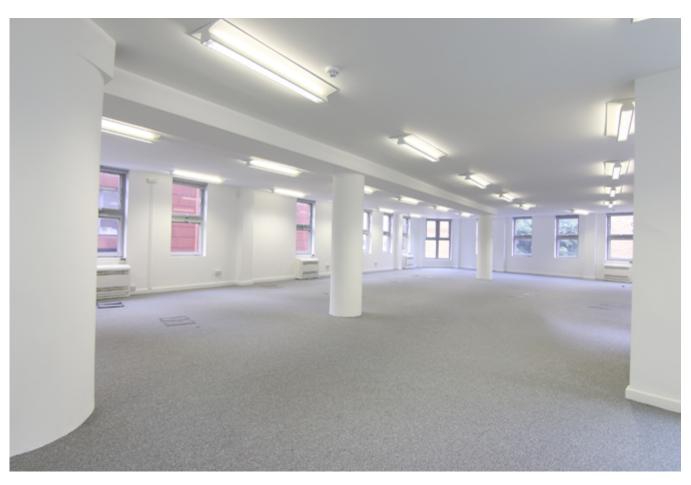
LOCATION

The building is located 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.









DESCRIPTION

A modern office building, refurbished to provide self-contained open plan floors with the following amenities:



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











FLOOR AREAS

Floors	Sq Ft
3rd floor	LET
2nd floor	2,027
1st floor	2,027
Ground floor	1,880
Lower ground floor	LET
Total approx.	5,934



161 FARRINGDON ROAD LONDON EC1



















TERMS

New leases are available directly from the freeholders. Rent on application.

EPC: C9

For further information or make an inspection contact: David Wylie HILLER & PARTNERS 020 7430 2394 david.w@hillerandpartners.com



HILLER & PARTNERS Surveyors, Valuers, Estate Agents 020 7430 2394 49-51 Famingdon Road, London BCIM 3.P

Misrepresentation Act. Messrs Hiller & Partners (the agents) for themselves and for the vendors or lessons (the "Seller") of this property whose agents they are, gives notice that (1) These particulars do not constitute any part of an offer or a contract (2) Whilst every attempt has been made to ensure accuracy, this cannot be guaranteed and therefore (a) all statements and descriptions in these particulars as to this property are made without responsibility or liability on the part of the agents or the Seller (b) none of such statements or descriptions are to be relied on a statements or representations of fact (c) all mesaurements are approximate and no responsibility is taken for any error, omission or mis-statement and (d) any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the convertness of each of the statements descriptions and measurements contained in these particulars (3) The Seller does not make or give, and neither the agents nor any person in their employment makes or gives or has any authority to make or give, any representation or warranty whatever in relation to this property. (4) Unless otherwise stated, all proices and rents are quoted exclusive of VAT and no statement is made as to the incidence of VAT. (5) No liability is accepted by the agents or the Seller for any telecoms or computer systems at the property, any software loaded on them, or any related cabing, or any of their condition or usability. Purchasers or tenants should satisfy themselves and rely on their own investigations in this regard. (6) Nothing herein shall exclude the liability of the Seller or the agents for any at off fault by it or its employees or agents. Services None the systems equipment 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. June 2018