

**REFURBISHED
OFFICE FLOORS
TO LET**
2,000 - 6,000 sq ft

161
FARRINGTON ROAD
LONDON EC1

LONDON BOROUGH OF LONDON
VINEYARD WALK
E.C.1

PREMIUM OFFICE
HILLER
020 7430 2394

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COMMERCIAL
ZONE

WINE M

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

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LONDON EC1



TERMS

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

EPC: C9

For further information or make an inspection contact:

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HILLER & PARTNERS

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HILLER & PARTNERS

Surveyors, Valuers, Estate Agents

020 7430 2394

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Brochure by fcdesign - studio@fcdesign.co.uk - 020 8385 7277