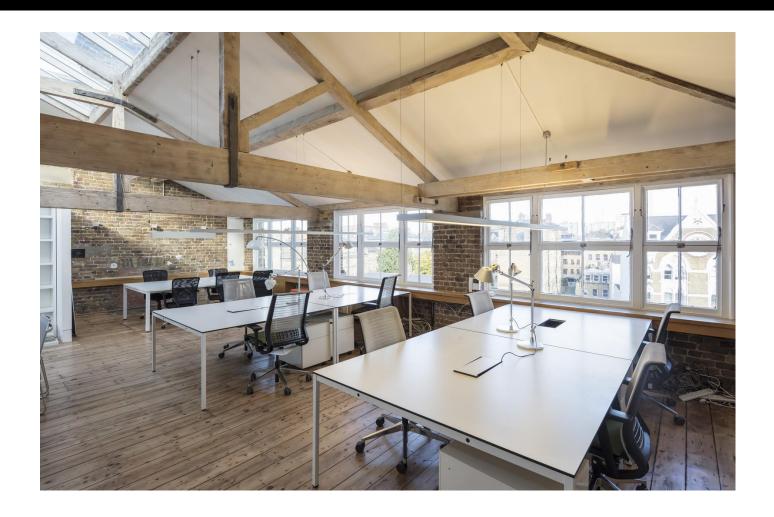
# **FARRINGDON**

# Piano Works 113-117 Farringdon Road London EC1

Characterful plug & play style penthouse office available for rent within this magnificent Victorian Warehouse conversion





#### Summary

5th Floor 967 Ft<sup>2</sup> (89.83 M<sup>2</sup>) Approx. Rent | £67.50 /Ft<sup>2</sup>

#### Contact us

Viewing is strictly by prior appointment with Colliers International through: 020 7101 2020













# **AMENITIES**

- Plug & play style office space Private roof terrace Fantastic natural daylight Air conditioning Great floor to ceiling height Wood flooring Suspended lighting Kitchenette in situ Demised WC's

- Lift
- 24-hour access
  Nearest Tubes: Farringdon & Chancery Lane stations.

# **TERMS**

A new full repairing & insuring lease direct from the Landlord.

### **VAT**

The property is elected for VAT and therefore will be applicable on all outgoings.

## **POSSESSION**

Available now.

## **FLOOR AREAS & OUTGOINGS**

Floor / Unit	Ft² Approx.	Rent /Ft²	Service Charge /Ft <sup>2</sup>	Rates /Ft <sup>2</sup>	Total /A	Availability / Status
5th	967	£67.50	£TBC	£18.20	£TBC	Available
Total	967	£67.50	£TBC	£18.20	£TBC	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 sole agents, Colliers International, through:

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Emma Higgins emma.higgins@colliers.com 07769 605 295

Jake Kinsler <u>Jake.kinsler@colliers.com</u> 07840 638 668

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