

## 75 Farringdon Road, London EC1

Redeveloped, Stunning Corner Clerkenwell  
Office Building

3,057—24,906 sq ft (284—2,314 m<sup>2</sup>)



### Description

- Currently undergoing comprehensive refurbishment
- Close to Farringdon Station
- Air conditioned
- Raised floors
- Full height glazing
- Large roof terraces
- 2x passenger lifts
- Large, remodelled reception
- New shower & bike rack facilities

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### Location

The corner property is situated on the west side of Farringdon Road, at its corner with St. Cross Street. Farringdon Station (Crossrail, Thameslink, District, Circle and Hammersmith & City lines) is a short walk away.

### Property

Undergoing a comprehensive redevelopment incorporating recladding, floor to ceiling glazing, addition of the 7th floor with terraces (on the 6th + 7th), new VRF air conditioning system, 2x passenger lifts, new bike racks and shower facilities in the basement.

The ground and lower ground floor element of the building would lend itself well to showroom use.

### Floors

Floors	Area (sq ft)
7th	1,765
6th	2,615
5th	3,218
4th	3,229
3rd	3,229
2nd	3,229
1st	3,057
G + LG	4,564
<b>Total</b>	<b>24,906</b>

### Lease

A new lease is available direct from the Landlord for a term by arrangement.

For further information please  
contact the joint sole agents:

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