

## 20 Farringdon Street, London EC4



### Fully fitted 9<sup>th</sup> floor offices with two stunning external terraces

Property type	Offices
Tenure	To Let
Floor	Entire 9 <sup>th</sup> floor – 6,951 sq ft
Rent	£75.00 per sq ft exc
Rates	£31.60 per sq ft
Service Charge	£11.41 per sq ft

#### Key Points

- > Stunning panoramic views
- > High quality fit out in place
- > Double height staffed reception with facial recognition security and double width feature staircase
- > 4 pipe fan coil air-conditioning
- > 4 passenger lifts
- > Fully accessible raised floor
- > Excellent natural light and 3.2m ceiling height to soffit
- > 142 bicycle spaces and lockers
- > 14 Showers
- > Taxi drop-off point

## Location

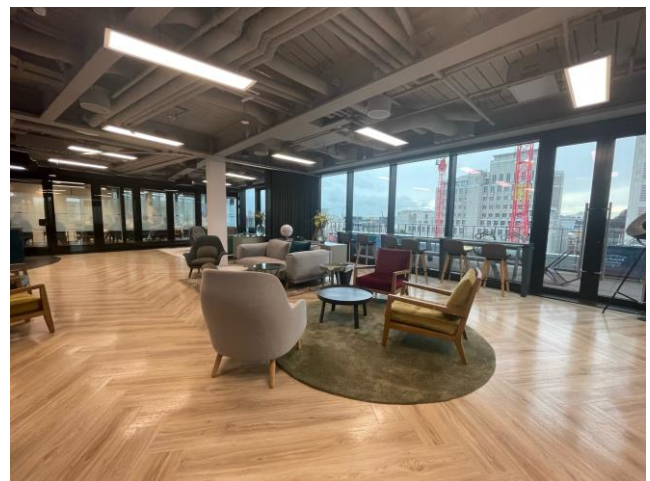
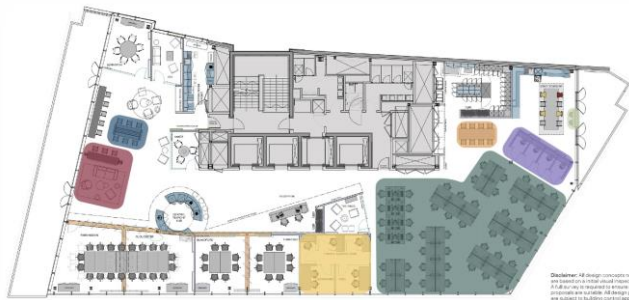
On the east side of Farringdon Street at the junction with Old Fleet Lane.

Five key stations (Farringdon, St Paul's, City Thameslink and Chancery Lane) within five minutes' walking distance, 20 Farringdon Street is exceptionally located for business, commutes and socialising

## Description

The entire 9<sup>th</sup> floor is virtually column-free with full height 3.2m ceilings and two private terraces totalling 1,200 sq ft overlooking the two elevations of London's skyline

The suite has been carefully fitted out by our client presenting beautifully thought-out workspace in open plan and private offices and meeting rooms, with a central collaboration area and 48 desks (available by separate negotiation)



## Terms

An effective full repairing and insuring lease for a term to expire in September 2028, contracted inside the '54 Act. The lease provides for an upward only rent review in September 2023, at a passing rent of £521,325 per annum exclusive, i.e. £75.00 per sq ft. A new sublease is also available to August 2028, outside the '54 Act

## Viewing & Further Information

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