



Suskind.

75 Farringdon Road EC1

A comprehensively refurbished building which provides 'best in class' office accommodation, offering a blend of CAT A & CAT A+ floors. The building occupies a prominent corner position along Farringdon Road, within a minutes' walk of the highly accessible Farringdon Station. A minute walk to the west is Leather Lane where there are ample amenities for tenants.



75 Farringdon Road provides excellent end-of-journey facilities such as a dedicated cycle storage area, showers, changing rooms in addition to a brand-new reception area.



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Summary

Spectacular redevelopment with high end finishes throughout.

Features

- Roof terracing on 7th floor
- Spectacular scheme designed by Buckley Gray Yeoman
- New generous reception area
- Fantastic ceiling height throughout
- New VRV air conditioning system
- Modern hanging lighting
- New WC's
- Shower facilities
- Dedicated bicycle storage
- Passenger lifts
- Fully-fitted options
- CAT A options

Transport

- Farringdon
- Chancery Lane

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

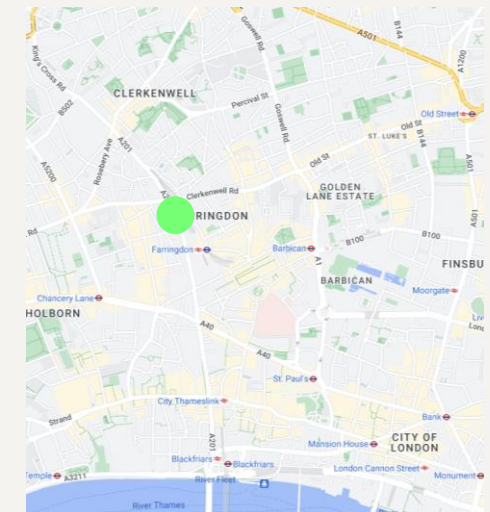
An EPC has been commissioned and will be available on request.

Availability

| Floor | Size Sq Ft | Rent Sq Ft | Service Charge | Business Rates* | £/PCM | Status |
|------------------|------------|------------|----------------|-----------------|------------|-----------|
| Seventh (CAT A+) | 1,728 | £89.50 | £13.00 | £24.00 | £18,216.00 | Available |
| Third | 3,204 | £69.50 | £13.00 | £24.00 | £28,435.50 | Available |
| Second (CAT A+) | 3,202 | £79.50 | £13.00 | £24.00 | £31,086.10 | Available |
| First | 3,201 | £79.50 | £13.00 | £24.00 | £31,076.38 | Available |
| Total | 11,335 | | | | | |

*Interested parties should make enquiries with the local authority.

Map



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Viewing via joint agents

For further information and inspections please contact joint agents:

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Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



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