

Commercial Office Space

4,271 sq. ft.

Stylish, modern Grade A office ideal for tech, design and media companies

TO LET

94 Saffron Hill, Farringdon, EC1



Picture taken prior to the tenant's fit-out.

LOCATION

The building is located on the western side of Saffron Hill, to the south of its junction with Clerkenwell Road. The office is well positioned to provide easy access to The West End and The City, and benefits from close proximity to Farringdon and Chancery Lane stations.

TRANSPORT

Farringdon Station (Metropolitan, Hammersmith & City, Circle lines and Thameslink Rail)
Chancery Lane Station (Central line)



DESCRIPTION

The building has been comprehensively redeveloped in the last five years and provides contemporary Grade A offices. The available office is situated on the first floor and provides a combination of open plan offices and meeting rooms.

AMENITIES

- Air conditioning
- Fully accessible raised floors
- LG7 compliant lighting
- Contemporary reception
- Showers
- Kitchen
- Passenger lift
- Bicycle storage
- Disabled facilities

APPROXIMATE FLOOR AREAS

First Floor 4,271 sq. ft. 396.77 sq. m

LEASE

A new lease for a term by arrangement.

RENT

£32.50 per sq. ft.

SERVICE CHARGE

The budget service charge for the current year is approximately £7.90 psf.

RATES

The estimated rates payable for 2013/2014 are £64,056 pa / £15 psf

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

ANTON PAGE 020 7336 1313
chrisantoniou@antonpage.com
stephenpage@antonpage.com

TUCKERMAN 020 7222 5511
pmartin@tuckerman.co.uk
HCormack@tuckerman.co.uk