

# PROPERTY PARTICULARS

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**Jarvis  
Keller  
Stephens**

Property Consultants  
& Estate Agents

**TO LET**

**1,000 SQ FT APPROX.**

**LOFT STYLE STUDIO**

**47 FARRINGDON ROAD, LONDON EC1**



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# 47 FARRINGDON ROAD, LONDON EC1



PHOTO TAKEN DURING REFURBISHMENT OF 2<sup>ND</sup> FLOOR IN 2013

# 47 FARRINGDON ROAD, LONDON EC1

LOCATION	Situated on the west side of Farringdon Road very close to the junction with Greville Street therefore being just a minute's walk to Farringdon Station.	
DESCRIPTION	An attractive mixed use, Victorian terraced former warehouse building, providing a characterful studio office at third floor level.  The ground floor and basement are now let to a dentist and skin clinic.  The office benefits from an amazing double pitched roof with exceptional headroom which will be of particular interest to photographers/creative occupiers.	
ACCOMMODATION	Third floor – 1,000 sq ft	<i>(all measurements are approx.)</i>
AMENITIES	<ul style="list-style-type: none"><li>* original wooden floor</li><li>* newly refurbished common parts</li><li>* potential for a mezzanine</li><li>* 2 WCs</li></ul>	<ul style="list-style-type: none"><li>* painted brickwork</li><li>* skylights</li><li>* central heating</li><li>* shower</li></ul>
RENT	£45,000 per annum exclusive	
BUSINESS RATES	We understand that rates payable from April 2017 are apx. £14,000 p.a. Interested parties are however advised to obtain direct confirmation from the local council.	
SERVICE CHARGE	£3,000 per annum apx.	
VAT	The premises is not elected for VAT and no VAT would be charged on rent and service charge	
LEASE	A new lease available from the Landlord by negotiation	
VIEWING	Through sole agents JARVIS KELLER STEPHENS 020 7251 9226 john@jarviskellerstephens.co.uk <a href="mailto:josh@jarviskellerstephens.co.uk">josh@jarviskellerstephens.co.uk</a>	