

PROPERTY PARTICULARS

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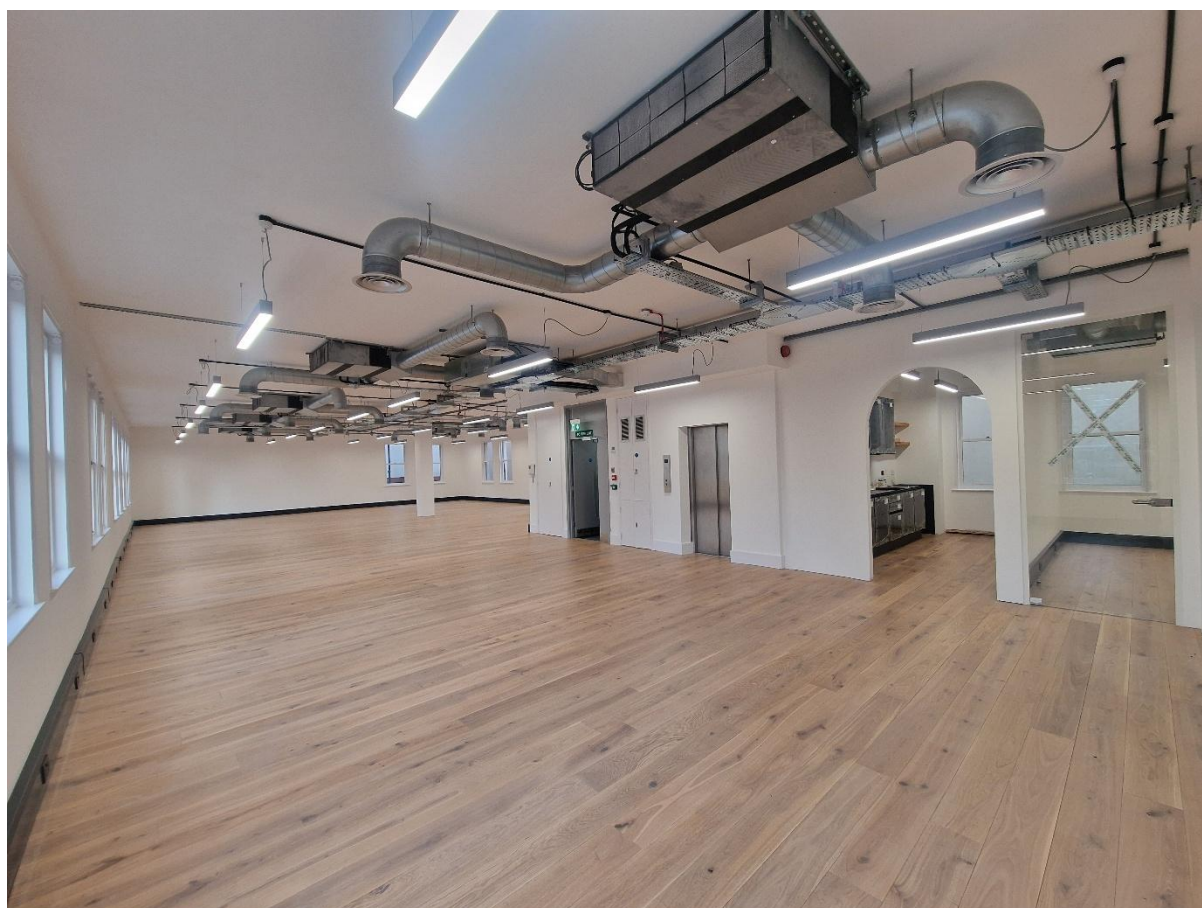
Property Consultants
& Estate Agents

TO LET

2,855 SQ FT

1st FLOOR OFFICE

OPPOSITE FARRINGDON STATION



29 CLOTH FAIR, LONDON EC1A 7JQ

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29 CLOTH FAIR, LONDON EC1A 7JQ

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LOCATION The premises are situated north of Smithfield Market, in Cloth Fair, a historic street named after the merchants who gathered there to buy and sell fabric hundreds of years ago.

In recent years, the location has seen tremendous investment with the Elizabeth line station opening opposite, which also provides access to Circle, Hammersmith & City and Metropolitan services and Thameslink. In 2026, the new London Museum will open too in former Smithfield Meat Market Buildings, bringing yet more vibrancy to the area.

DESCRIPTION The premises comprise a 1st floor office within an attractive period building.

(some photos are of 2nd floor)

The space is open plan, media style and has three glazed meeting rooms, excellent natural light from three elevations, exposed air conditioning and heating system, wooden floor and new kitchen.

The premises is accessed via an attractive gated courtyard entrance complete with plants, benches and cycle storage.

AREA	Sq.Ft.	Sq.M.
<i>(all measurements are stated approx.)</i> 1 st floor	2,855 sq ft	265.24 sqm

AMENITIES

- * 1st floor office
- * Excellent natural light
- * Opposite Farringdon station
- * 3 attractive glazed meeting rooms
- * Air conditioning
- * Lift
- * Wooden floor
- * Outside space
- * New kitchen
- * Shower
- * Cycle storage
- * WCs

RENT £171,300 per annum exclusive.

BUSINESS RATES We understand that business rates payable are estimated at £55,969 per annum. Interested parties are advised to confirm this.

SERVICE CHARGE	£34,260 per annum.
TENURE	A new, effective Full, Repairing and Insuring lease is available directly from the Freeholder, on terms to be agreed by negotiation.
LEGAL COSTS	Each party is to bear their own legal costs.
EPC	B/46
VIEWING	Through sole agent.

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