

Commercial Office Space

459 sq. ft. / 42.64 sq. m.

Quiet, self-contained office located on the vibrant Exmouth Market

TO LET

50a Exmouth Market, Farringdon EC1R 4QE



LOCATION

The premises is located directly on the famous Exmouth Market, a vibrant and well-established destination. Exmouth Market boasts a variety of cafés, pubs, bars and restaurants including Santore, Moro, The Exmouth Arms, amongst other. The transport links are excellent with quick and easy access to both Farringdon and Angel stations providing wider links to King's Cross and beyond.

TRANSPORT

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Angel (Northern line)

Various bus routes available including 38, 55, 63, 153 and 243





DESCRIPTION

50a Exmouth Market is a recently refurbished, self-contained office, spread across two floors with dual aspect windows on both levels.

The property has been fully fitted to an exacting standard with a fully fitted kitchen, an 8-person meeting room as well as 2x WCs & a shower.

The property benefits from excellent natural light, air conditioning and heating and network cabling throughout.

The property is available for immediate occupation.

HIGHLIGHTS

- Self-contained
- Prime Exmouth Market location
- Character features
- High quality refurbishment
- Dual aspect windows
- Air conditioning and heating
- 8-person meeting room
- Fully fitted kitchen
- Video entry system

APPROXIMATE FLOOR AREAS

Sq. Ft.	Sq. M.
459	42.6

LEASE

A new lease is available from the freeholder.

RENT

Per Annum	Per Sq. Ft.
£25,245	£55.00

SERVICE CHARGE

There is no service charge as such, however, an occupier will be expected to contribute to ad hoc repairs to the exterior of the building.

Contributions will be capped at £5,000 plus VAT in any given year.

BUSINESS RATES (2026/27)

Should this be your only site, no further business rates would be payable, however,

Per Annum	Per Sq. Ft.
£2,160	£4.70

Interested parties must verify figures from the London Borough of Islington.

EPC

Rating of B

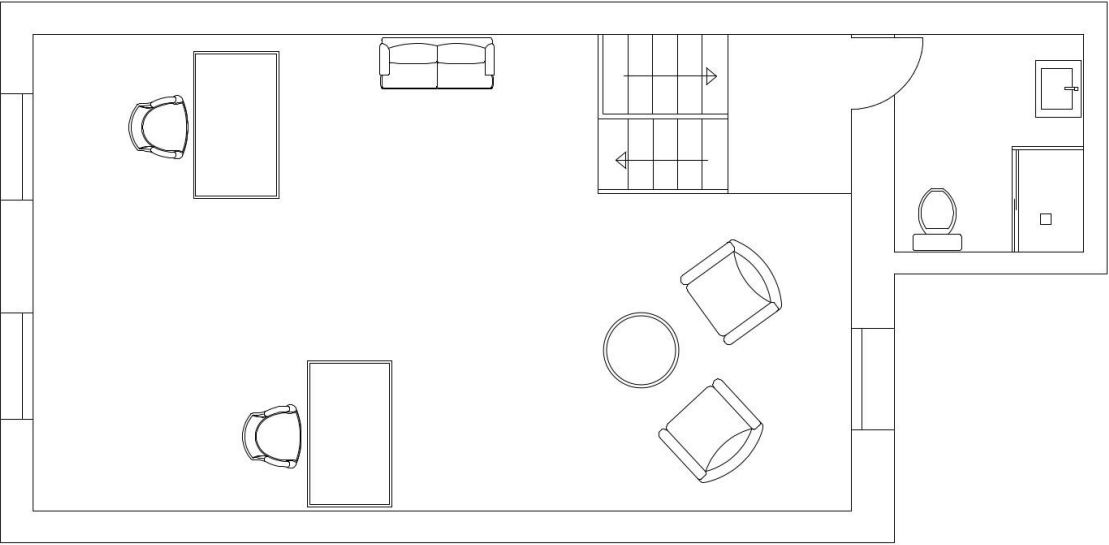
PLEASE CONTACT

ANTON PAGE 020 7336 1313

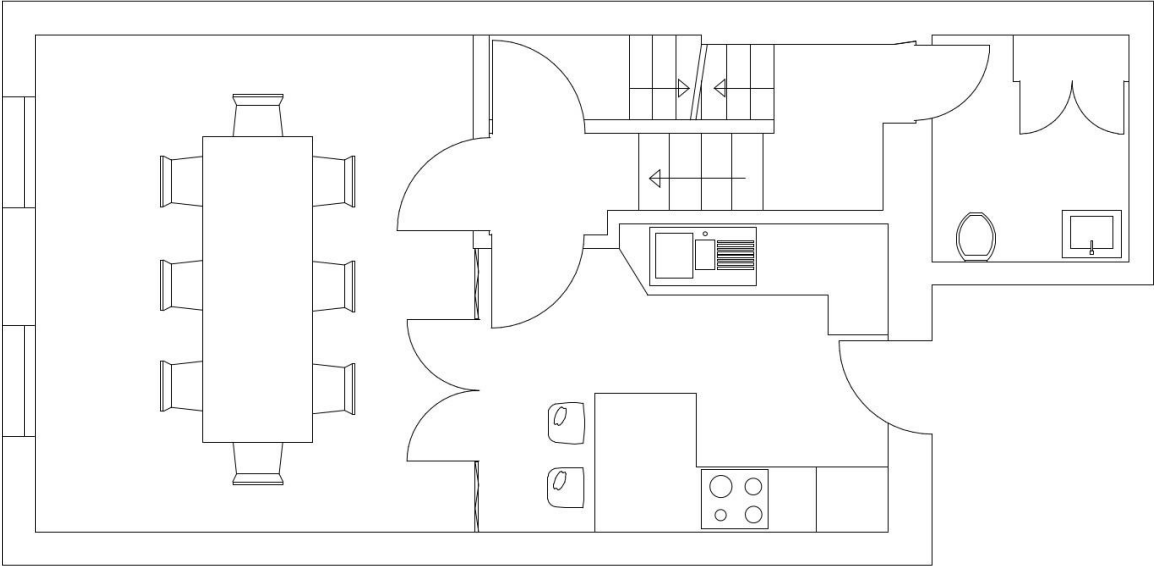
Ned Walters
nwalters@antonpage.com

Alfie Newton
anewton@antonpage.com

FLOOR PLANS



Second Floor



First Floor