



**STIRLING  
ACKROYD**

**TO LET / FOR SALE**

**Unit 6 Piano Works, 113-  
117 Farringdon Road,  
Farringdon, EC1R 3BX**

1,681 sq ft

**Creative Third Floor  
Office Offered Fully  
Fitted In Farringdon**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

A striking warehouse-style office floor that seamlessly blends original industrial character with a clean, contemporary fit-out. Exposed brickwork, cast-iron columns and original timber beams frame the space, while wide plank wooden flooring and generous ceiling heights create a strong sense of volume and authenticity.

The open-plan layout is flooded with natural light from a full run of large windows, providing an uplifting and highly functional working environment. Thoughtfully arranged workstations, modern linear lighting and subtle design details deliver a space that is both practical and visually distinctive. The space also offers a fully functioning boardroom to the rear with additional space for further workstations or collaborative seating/breakout. An ideal space for creative, collaborative occupiers seeking character without compromise.

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## Key points

- Authentic Warehouse Office
- Offered Fully Fitted
- Design Led Layout With Exposed Character Features Throughout
- Passenger Lift Access, Bar Style Modern Kitchen and Access to Fibre Network
- Collaborative Working Space
- Excellent Connectivity - Farringdon Station Is Moments Away
- Air Conditioning
- 8-10 Person Board Room



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## Location

Positioned between Farringdon and Clerkenwell, the building sits at the heart of one of London's most creative and well-connected districts, surrounded by a standout mix of restaurants, bars, gyms, and cultural venues.

Exmouth Market and Leather Lane are moments away, offering some of the area's best independent food spots, while Clerkenwell Green brings a distinctive sense of heritage and character.

Farringdon Station is under a five-minute walk, delivering unrivalled connectivity via the Elizabeth Line, Circle, Hammersmith & City, and Metropolitan lines, as well as National Rail and Thameslink—putting the West End, City, and beyond within easy reach.

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## Transport Links



Farringdon 0.2 Miles



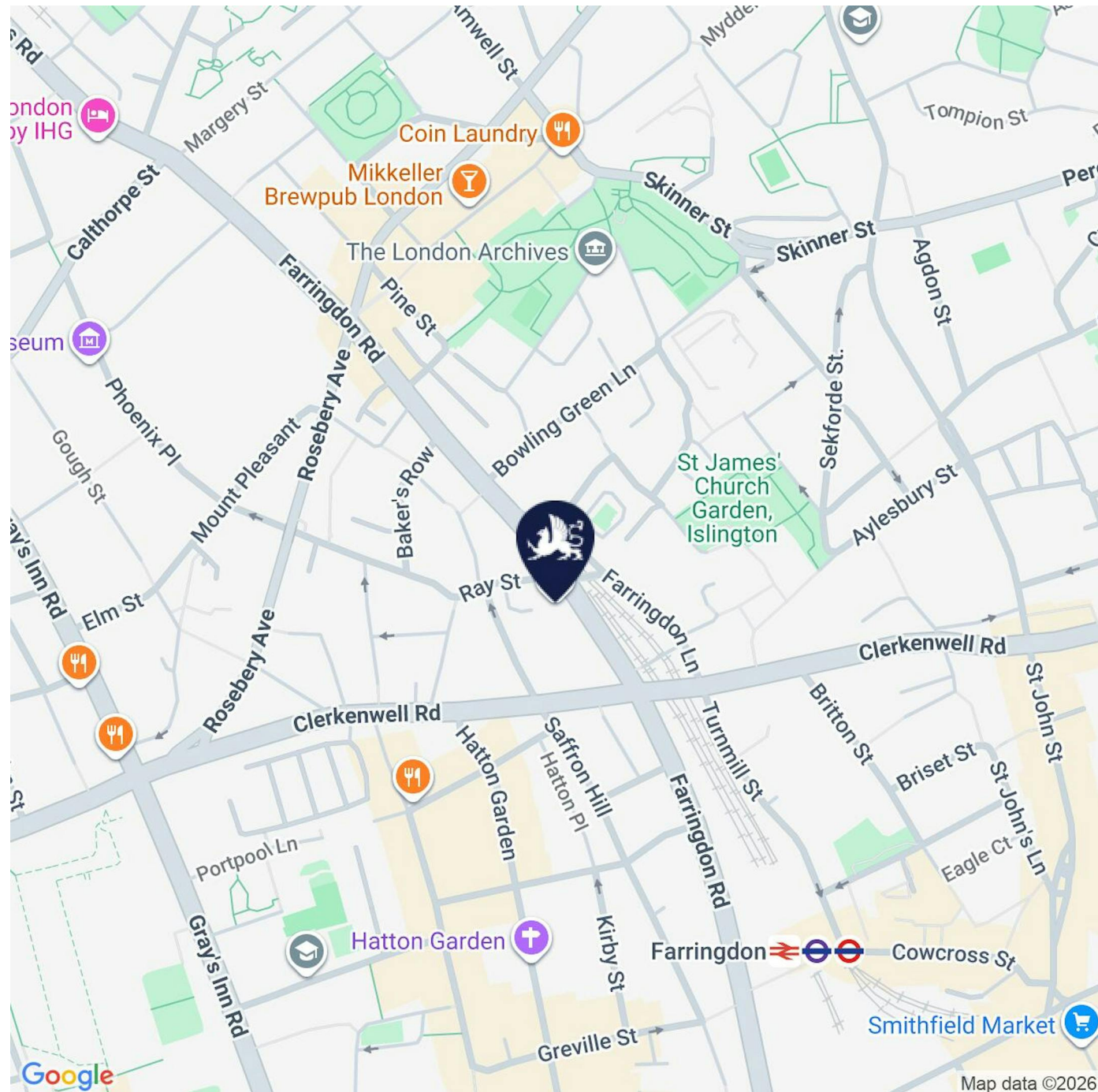
Chancery Lane 0.3 Miles



Barbican 0.5 Miles



Holborn 0.6 Miles





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## Accommodation

Name	sq ft	sq m	Availability
3rd - Floor	1,681	156.17	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£80,000 per annum
Price	£1,250,000
Rates	£33,565 per annum
Service Charge	£18,140 per annum Payable Quarterly at £4,535
VAT	Applicable
EPC	B (34)

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## Viewing & Further Information



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com



**Dimitri Melaisi**  
0203 911 3666  
07940239327  
dmelaisi@stirlingackroyd.com



**Alex Zeckler**  
0207 538 9253  
07961238152  
azeckler@stirlingackroyd.com

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