

# Compton

The image shows a bright, modern office space. In the foreground, a long white conference table is surrounded by several wooden chairs with a distinctive Y-shaped backrest. The floor is made of light-colored wood. In the background, there are glass-walled meeting rooms and a kitchen area with wooden cabinets and a sink. The overall atmosphere is clean and professional.

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## Farringdon

42 Charterhouse Street  
EC1M 6HR

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High quality fully-fitted office floor  
to lease moments from Farringdon  
Station.

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**For Rent**  
1,125 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

# Compton

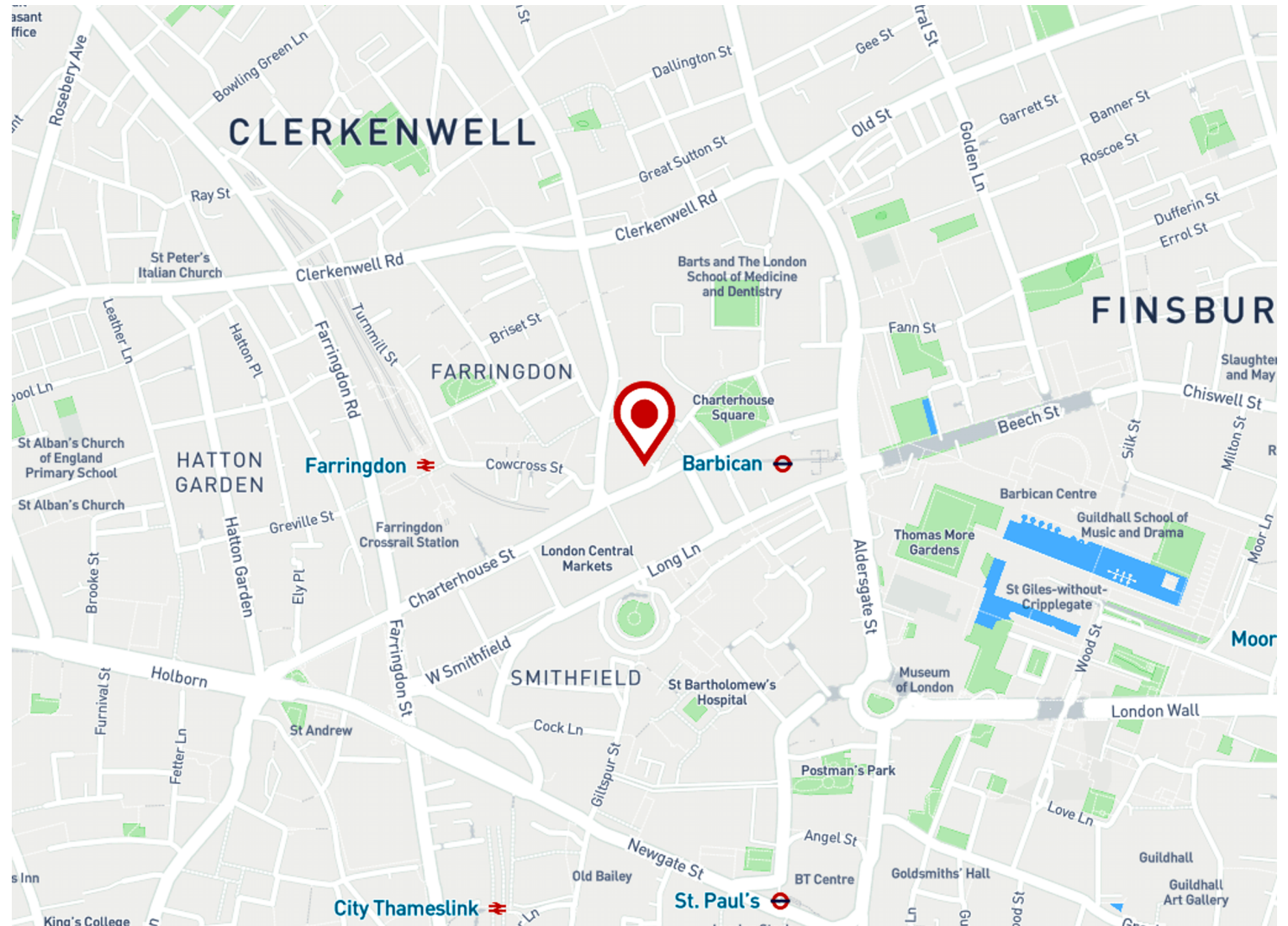
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## Location

Farringdon Station, which is under 5 minutes' walk from the building is one of London's main transport hubs, with the Elizabeth Line, Thameslink and London Underground all passing through it. The building also sits in close proximity to Barbican Station and directly across from the new Farringdon Crossrail entrance.

This newly refurbished building is located on the historic Smithfield Market and is well serviced by all the fashionable bars and restaurants. Some names include Gail's Bakery, Brutto, Luca, St. JOHN Restaurant, Club Gascon and Sessions Arts Club as well as Leather Lane Market.

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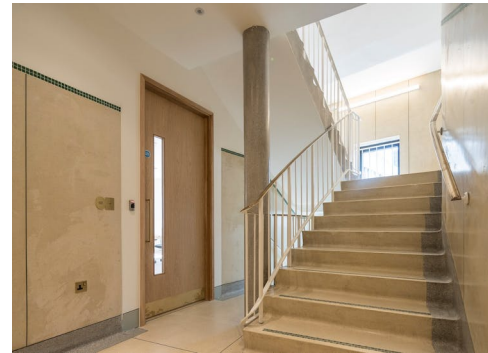
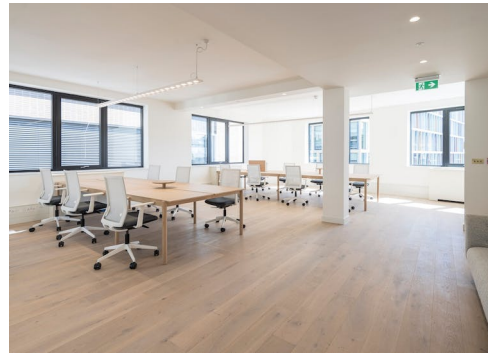
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## Amenities

- Fully-fitted to include 14 work stations
- 1 x 8 person meeting room
- Kitchenette & break out area
- 1GB fibre line installed into the floor
- Fantastic natural light
- Lift access
- Access to bike storage and shower facilities
- Close proximity to Farringdon Station and directly across the road from the new Farringdon Crossrail entrance.

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## Description

40-42 Charterhouse Street has just undergone a comprehensive refurbishment of the communal areas and office floors. The remaining 3rd floor has been fully-fitted to a high quality to include 14 desks, 1 x 8 person meeting room and a kitchen/ break out area. The office floor is 'plug & play' with the service charge including a 1 GB fibre line making it quick and easy for any occupier to move in.

The building benefits from lift access, access to bike storage and shower facilities and the floor includes demised WC facilities as well as Air-Conditioning and new LED lighting.

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## Content

[View on Website](#)



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## Viewings

Viewings via Joint Agents Compton (020 7101 2020) or Susskind (020 7831 8311)

## Terms

New Full Repairing and Insuring lease direct from the Landlord.

## Landlord

Sterling Real Estate

## VAT

The property is elected for VAT

## Local Authority

The London Borough of Islington

# Compton

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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
3rd - (fully-fitted)	1,125	£79.50	£17.30	£7.50	£104.30	£9,778.13	£117,337.50	Available
Total	1,125	£79.50	£17.30	£7.50	£104.30	£9,778.13	£117,337.50	

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Sarah Hill  
[sh@compton.london](mailto:sh@compton.london)  
07936 338 774

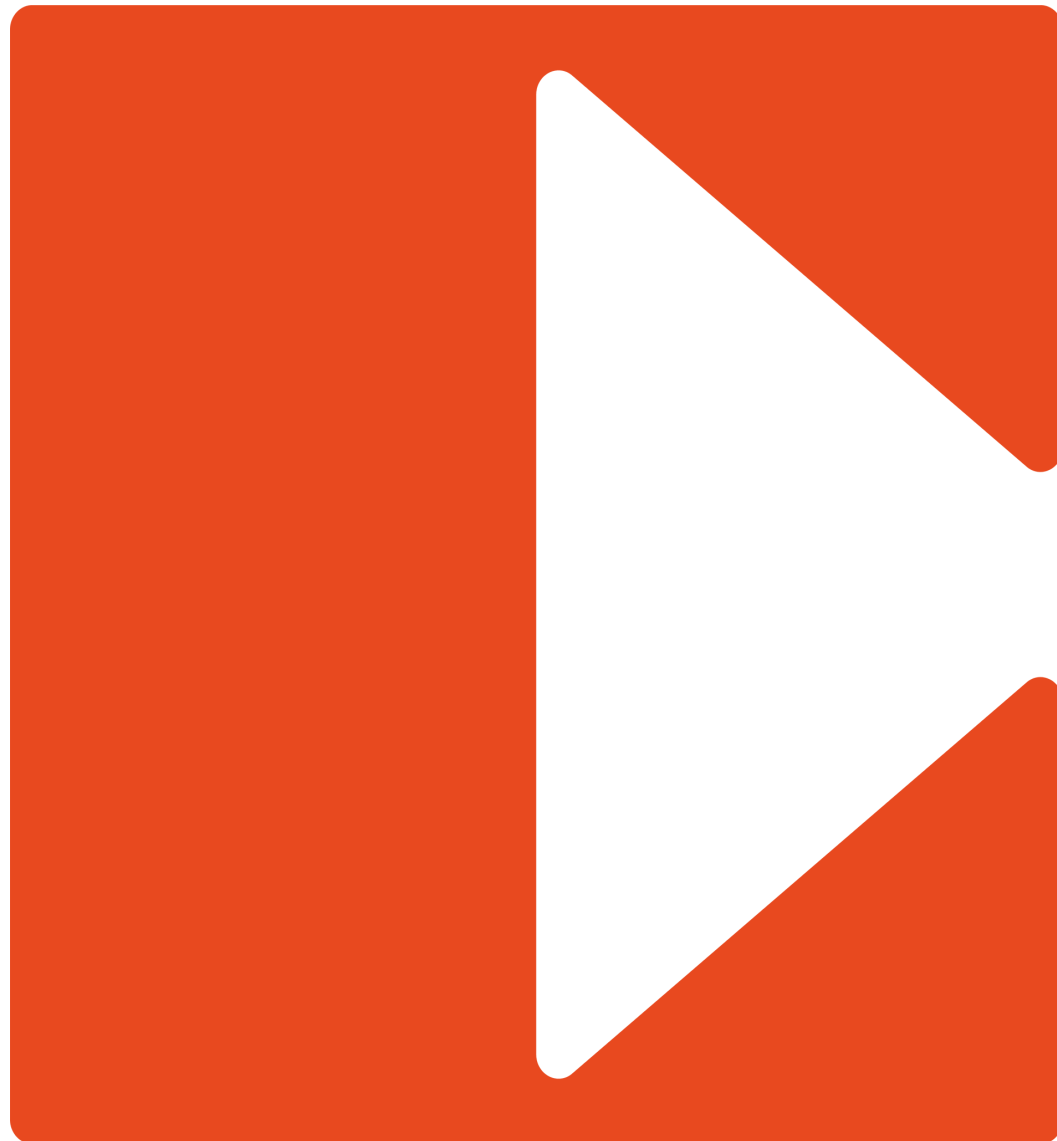
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020 7101 2020  
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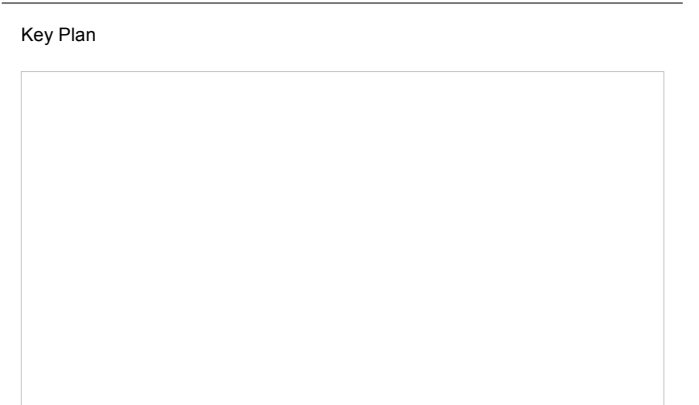
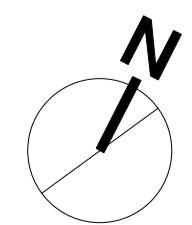


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Kitchenette 5 units:  
 quooker + fridge + dishwasher  
 Bespoke carcass and timber veneered fronts  
 Stone shelf above

1 PROPOSED THIRD FLOOR  
 SCALE 1:50



Do not scale from this drawing.  
 Check drawing on receipt and immediately report any discrepancies to the Architect.  
 Verify all dimensions and levels on site prior to construction.  
 The contents of this drawing are Stiff + Trevillion Architects LLP copyright and shall not be re-used without their written permission.

Notes

B	28/03/2023	Amendments made to: Kitchenettes and Office doors
A	20/02/2023	
Rev.	Date	Approved Note

**Stiff + Trevillion**  
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 T +44(0)20 8960 5550  
 mail@stiffandtrevillion.com  
 www.stiffandtrevillion.com

Client  
**Sterling**

Project  
**40-42 Charterhouse Street**

Drawing Title  
**PROPOSED THIRD FLOOR STUDY**

Drawing Status	Drawn	Checked	Revision
			<b>B</b>
Project No.	Date	Scale @ A1	Scale @ A3
4728	03/08/23	1:50	1:100
Drawing Number	4728-ST-PR-02-103		