

# Compton



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## Farringdon

4 Pear Tree Court  
EC1R 0DS

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Fully fitted 'Plug & Play' self-contained office space available for rent located in close proximity to Farringdon Station

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## For Rent

7,638 ft<sup>2</sup>

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# Compton

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4 Pear Tree Court  
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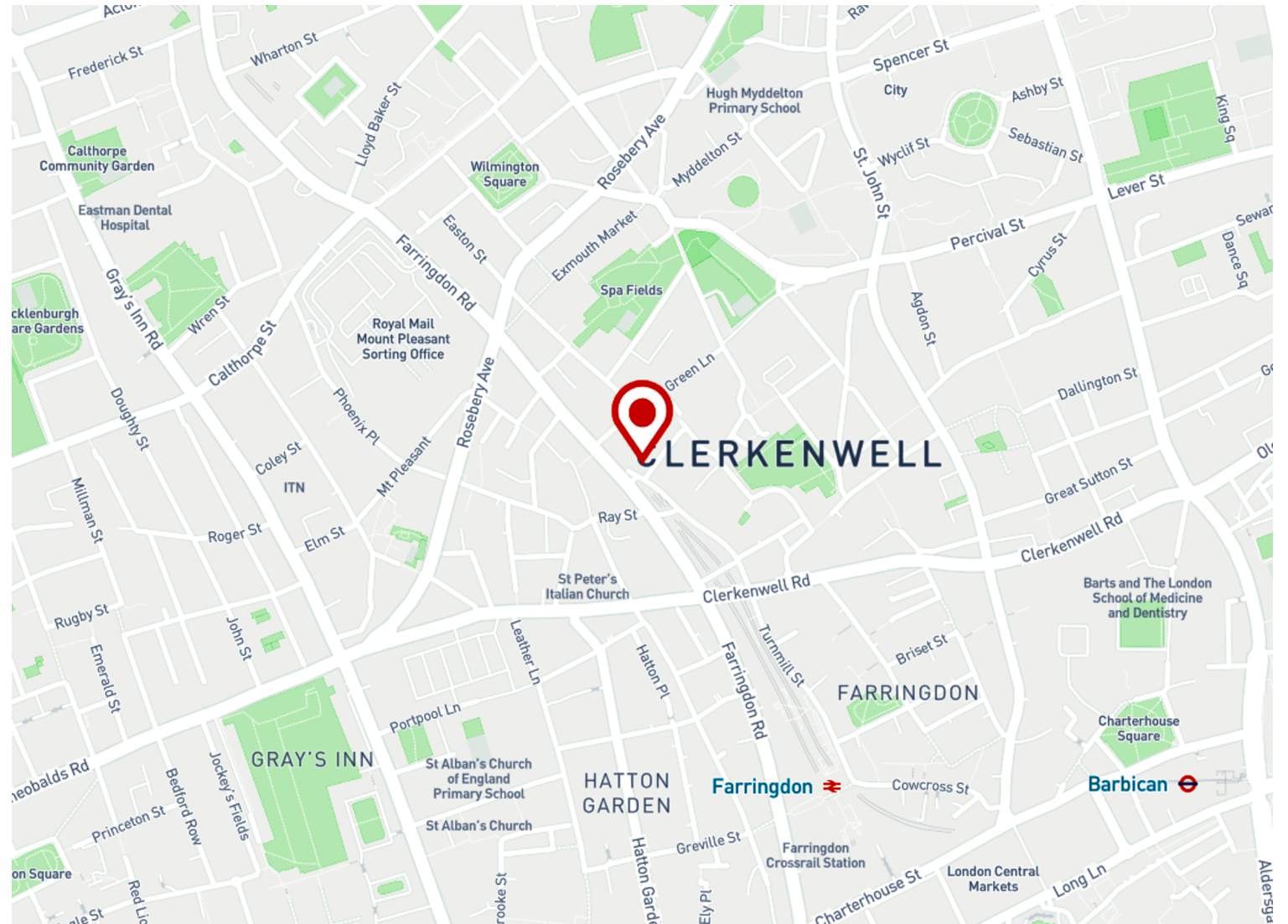
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## Location

The building is perfectly positioned to benefit from all that Farringdon and Clerkenwell has to offer. It is home to some of the brightest stars in the current food and drinks scene – as well as some old favourites. The immediate surrounding area leaves occupiers with the difficult task of deciding where to go next – whether it's coffee or fine dining, a new pop-up or a rooftop bar.

Farringdon Station, which is less than a 5 minute walk from 4 Pear Tree Court, offers a multitude of connections. It is one of four interchanges in London where National Rail links can be accessed via Thameslink and four London Underground services which converge here: Metropolitan, Circle, Hammersmith & City and the Elizabeth line.

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External Image

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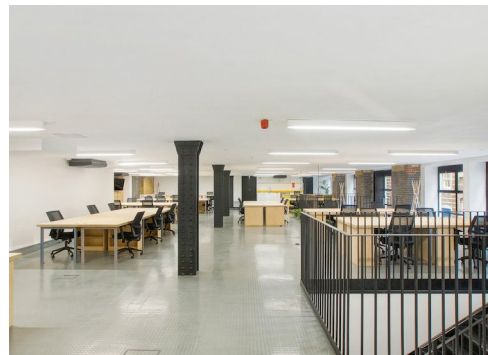
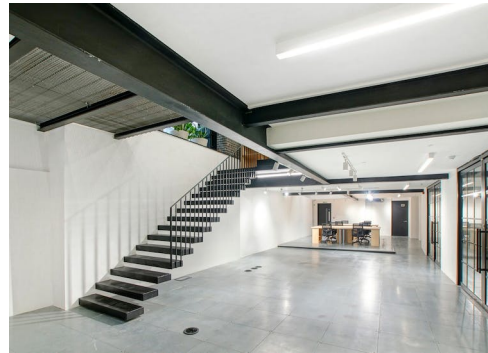
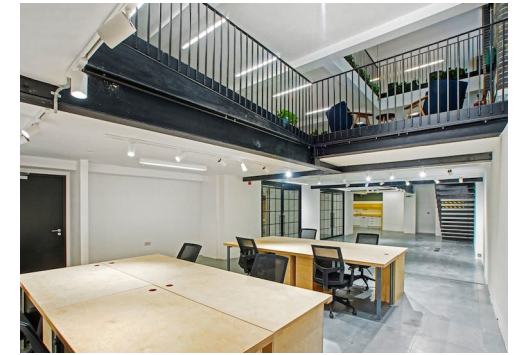
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## Amenities

- Fully fitted office suite available to rent
- Fit-out to include desks, meeting rooms, office furniture, cabling and kitchenette
- Raised flooring
- Exposed brickwork
- Modern LED lighting
- Air-conditioning
- Excellent floor to ceiling heights
- Fantastic natural daylight
- Fibre connectivity
- 3 x showers
- 40 x cycle spaces
- 24-hour access

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## Description

Clerkenwell is one of London's most exciting urban villages, and has become a fashionable residential location as well as a favoured destination for companies in the creative, technology, media and fashion industries.

4 Pear Tree Court is entirely self-contained and an incoming occupier will benefit from a full fit out in place.

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## Content

[View on Website](#)



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## Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

## VAT

The property is elected for VAT

## Possession

Available

## Legal Costs

Each party to bear their own legal costs in this transaction

## Conservation Area

Clerkenwell Green (CA1)

## Local Authority

London Borough of Islington

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## Floor Areas & Outgoings

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The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
1st - Fully-fitted	3,014	£49.50	£13.81	£1.40	£16,253	Available
Ground - Fully-fitted	2,287	£49.50	£13.81	£1.40	£12,332.65	Available
Lower Ground - Fully-fitted	2,337	£49.50	£13.81	£1.40	£12,602.27	Available
Total	7,638	£49.50	£13.81	£1.40	£41,187.92	

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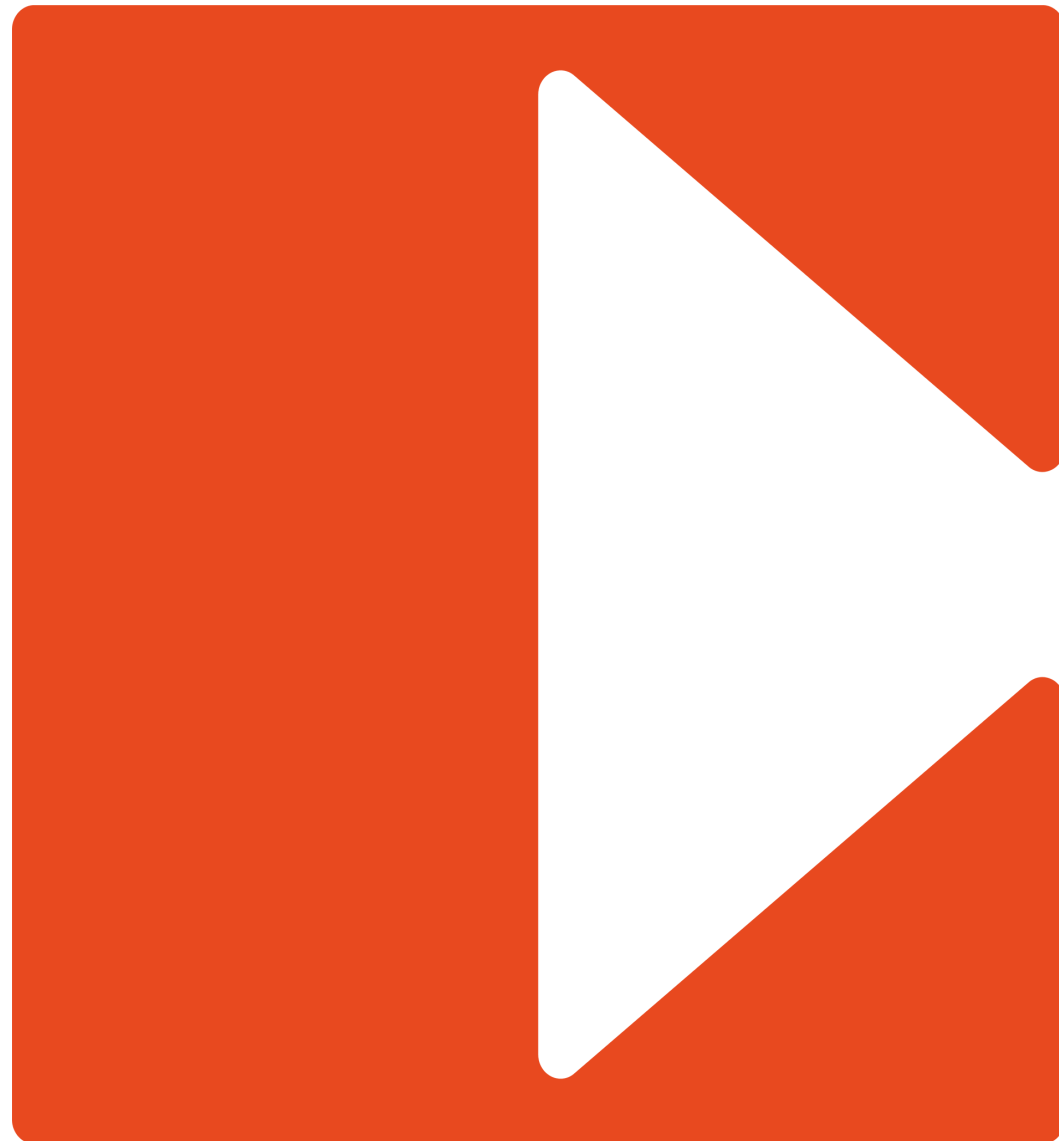
## Contact Us

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

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