

Compton

*For Rent*  
**58 Farringdon Road  
Farringdon EC1**



Self-contained office / showroom  
accommodation in a prime  
Farringdon location. Newly  
refurbished and ready for a bespoke  
fit out.

**For Rent**

58 Farringdon Road  
Farringdon EC1R

**Size**

1,642 - 4,266 Ft<sup>2</sup>

**Rent**

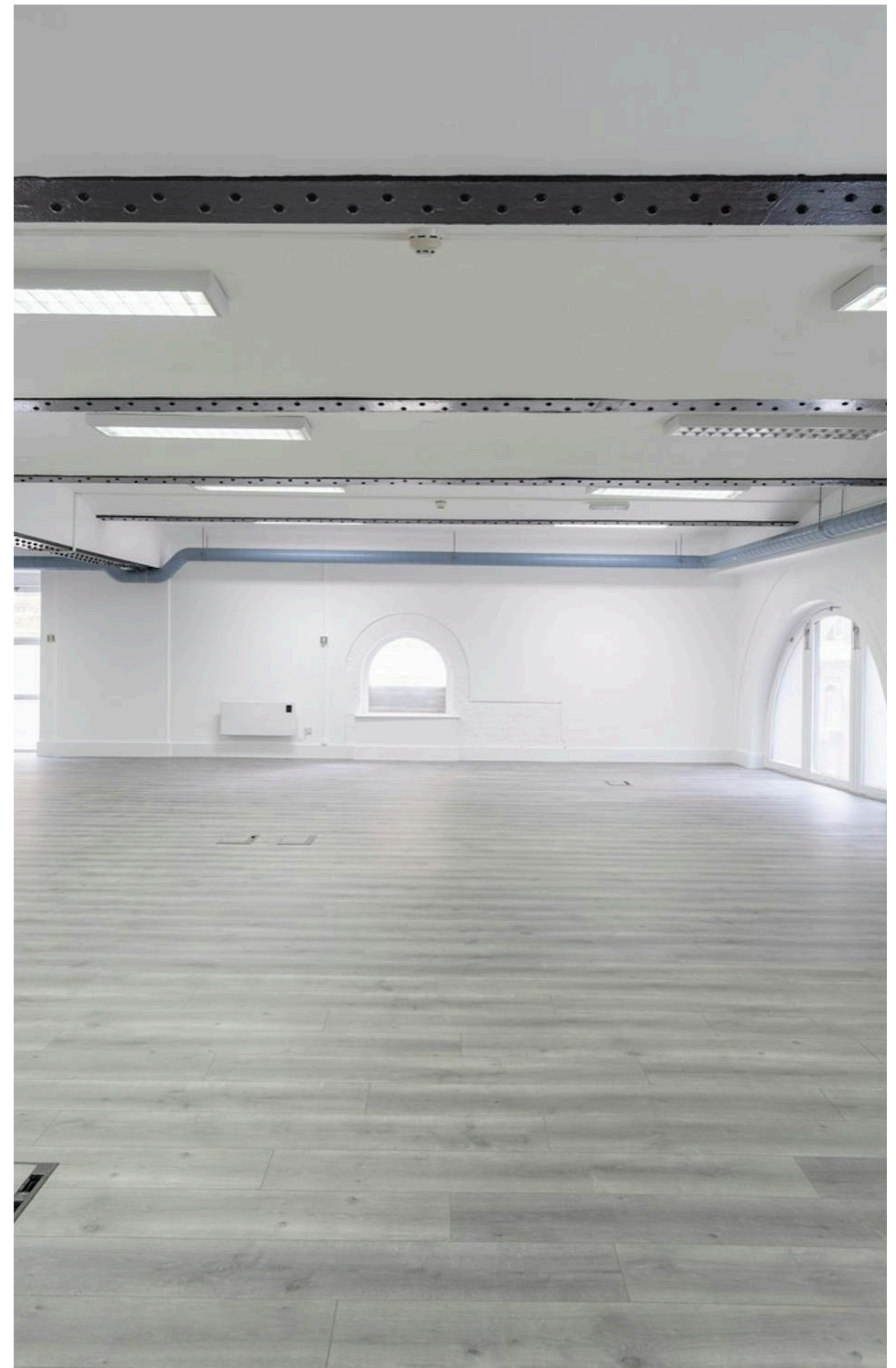
£39.50 - £47.50 per sq ft

**Fitout**

Not Fitted. Can be fitted, subject to terms.

**Description**

A newly refurbished 4,266 sq ft office/showroom space arranged over ground, lower ground, and first floors in the heart of Farringdon. The property features a brand new CAT A finish, including new flooring, kitchen, and WC facilities, with excellent natural light throughout. The ground and lower ground are connected by an internal staircase, and the space benefits from two self-contained entrances for added flexibility. With a clean, open-plan layout and a stylish warehouse-style aesthetic, it's ideal for a variety of occupiers. Just moments from Farringdon Station, this is a prime opportunity in one of London's most connected and vibrant locations.



For Rent

58 Farringdon Road  
Farringdon EC1R

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*For Rent*

58 Farringdon Road  
Farringdon EC1R

*Ground Floor*

**Size**

1,642 - 4,266 Ft<sup>2</sup>

**Rent**

£39.50 - £47.50 per sq ft

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58 Farringdon Road  
Farringdon EC1R

Ground Floor



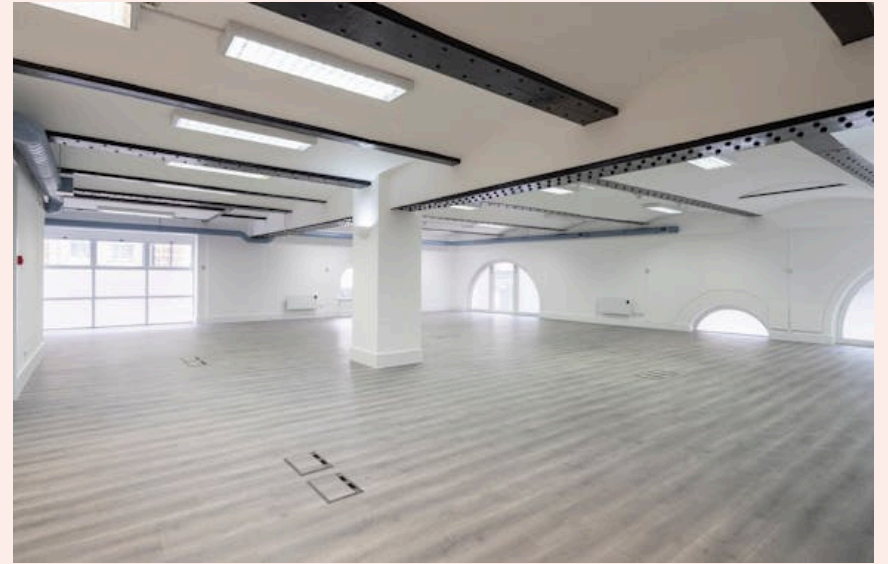
*For Rent*

58 Farringdon Road  
Farringdon EC1R

*1st Floor*



*Exterior*

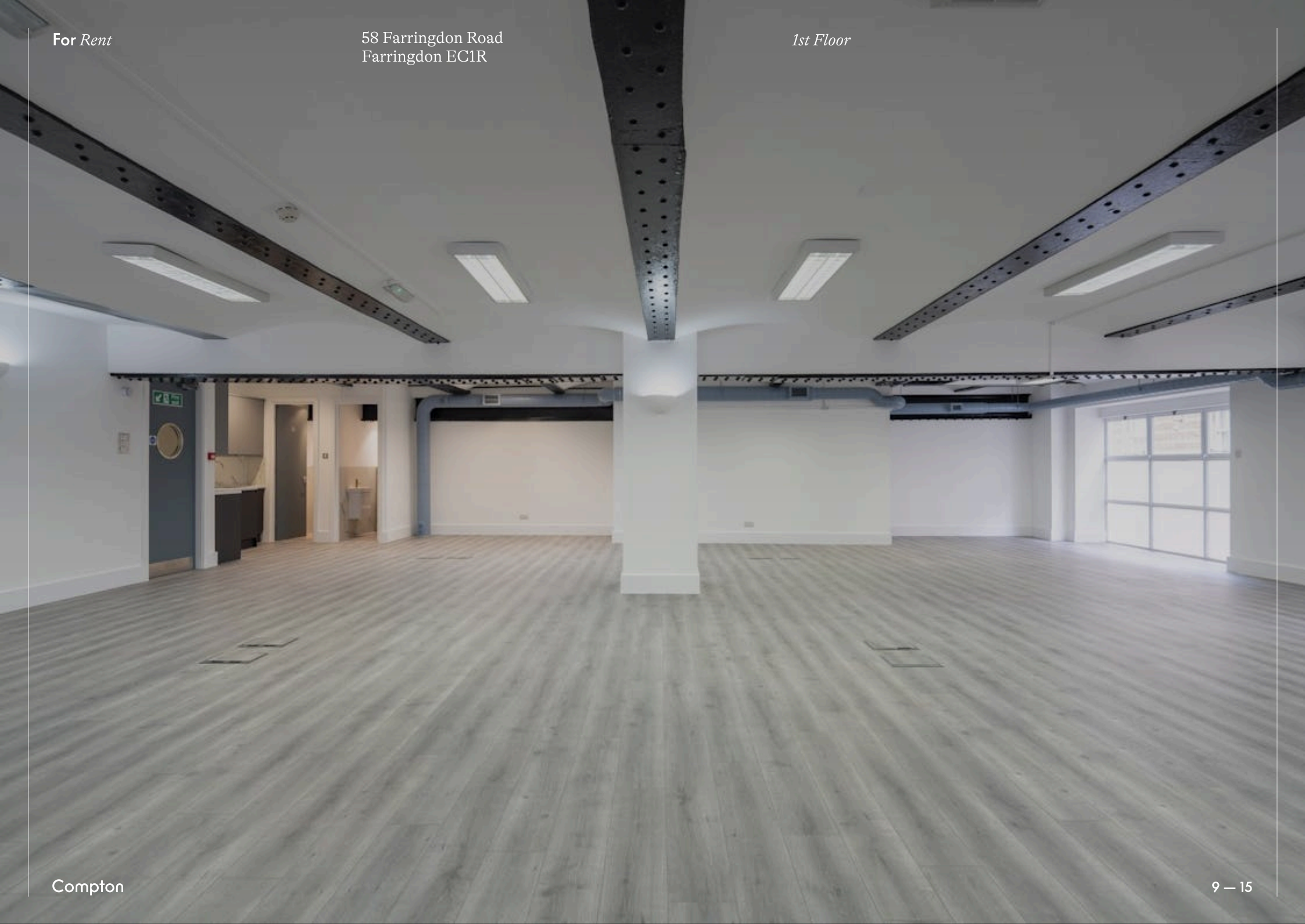




For Rent

58 Farringdon Road  
Farringdon EC1R

1st Floor

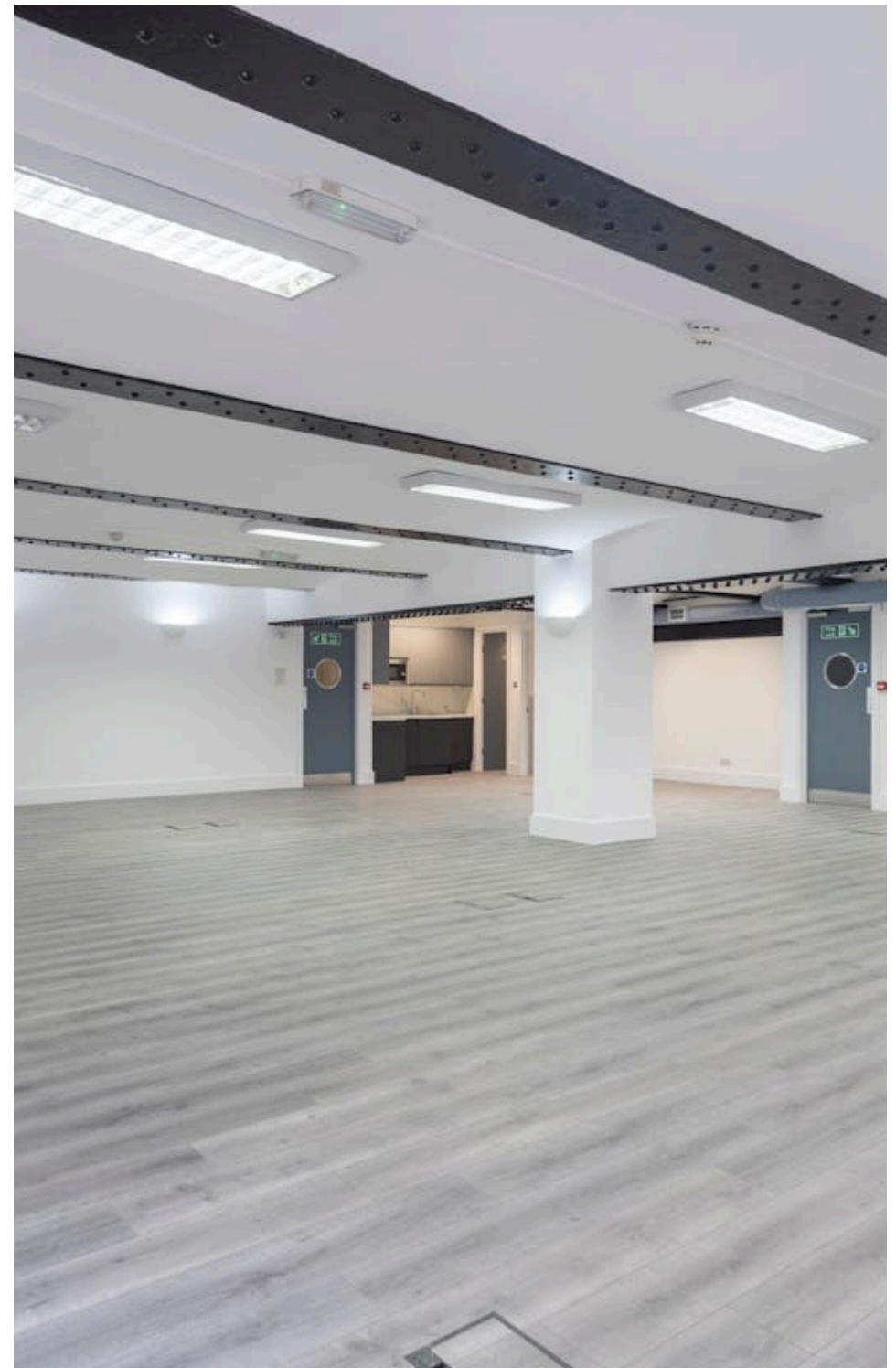


**For Rent**

58 Farringdon Road  
Farringdon EC1R

**Amenities**

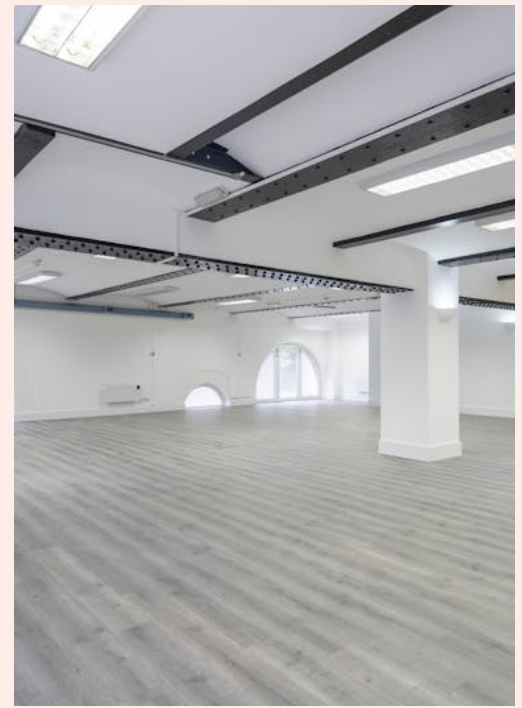
- Self-contained with two entrances
- Raised Floors
- Air conditioning
- Good natural light
- Ground Floor - 985 Sq Ft
- Lower Ground - 1,482 Sq Ft
- Available in its entirety, or floor-by-floor
- Very close proximity to Farringdon Station



*For Rent*

58 Farringdon Road  
Farringdon EC1R

*1st Floor*



*Kitchen*

For Rent

58 Farringdon Road  
Farringdon EC1R

Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
1st	1,642	£47.50	£17.61	£0.98	£66.09	£9,043.32	£108,519.78	Available
Ground - & Lower Ground	2,642	£39.50	£12.41	£0.98	£52.89	£11,644.62	£139,735.38	Available
<b>Total</b>	<b>4,284</b>	<b>£43.50</b>	<b>£15.01</b>	<b>£0.98</b>	<b>£59.49</b>	<b>£20,687.94</b>	<b>£248,255.16</b>	

**For Rent**

58 Farringdon Road  
Farringdon EC1R

**Tenure**

New Lease

**Availability**

Available Immediately

**Compton Concierge**

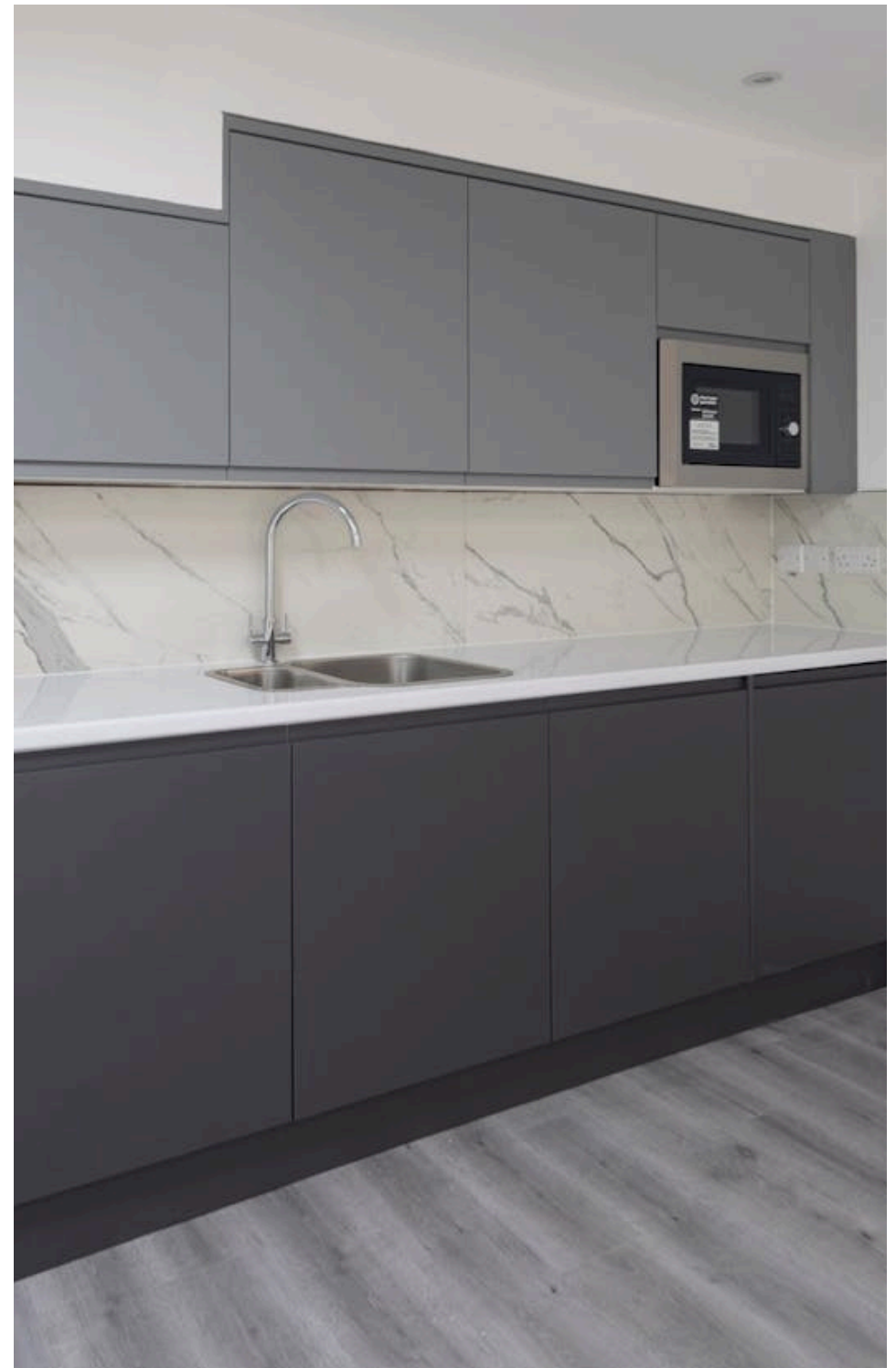
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**Content**

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Contact Us

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



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