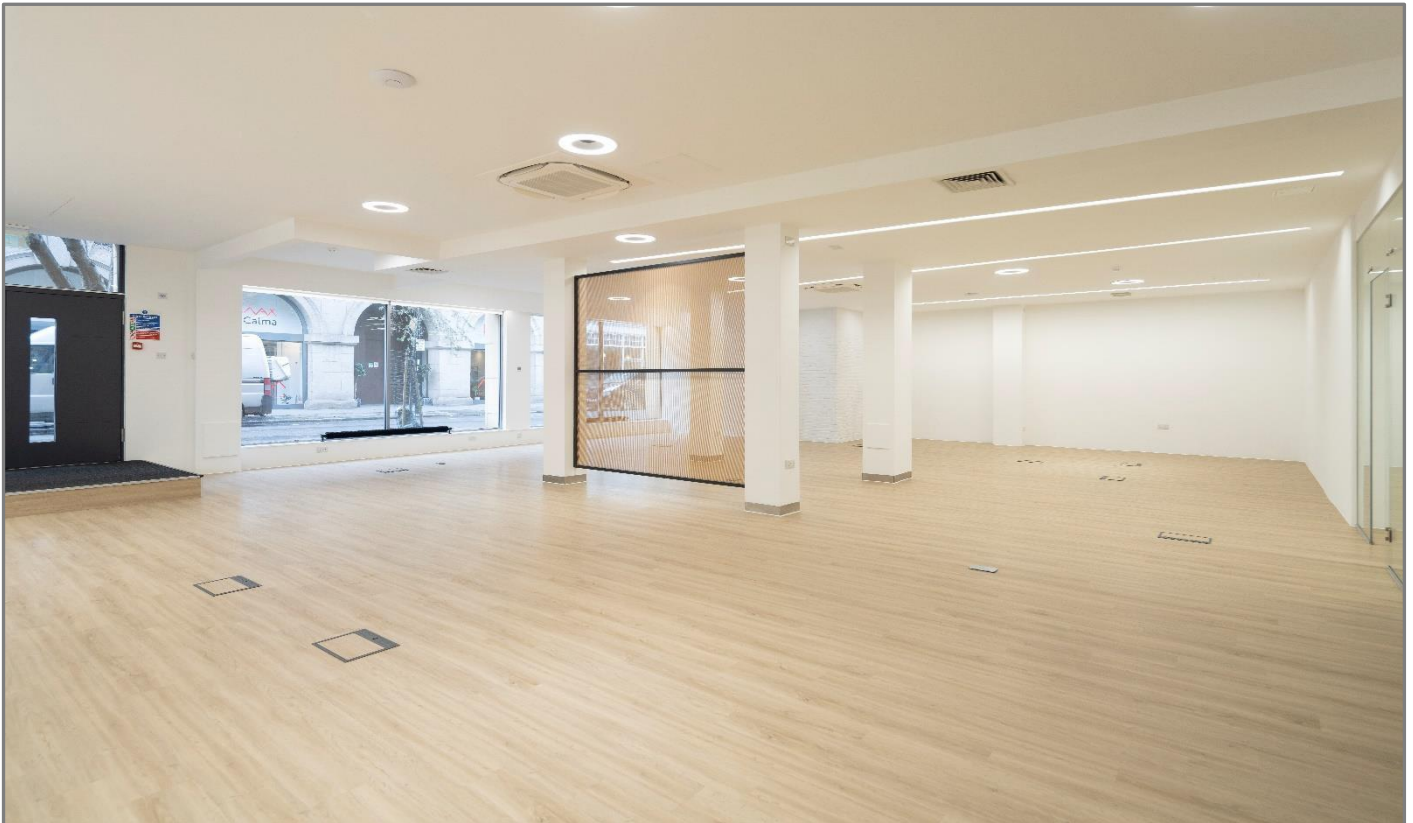


FARRINGTON

52 Britton Street

LONDON EC1M 5UQ

Stunning self-contained ground floor office & showroom. For rent in the heart of Clerkenwell & Farringdon



Summary:

Refurbished Air Conditioned Ground Floor

3,252 sq ft (302 sq m) approx.

Rent | £62.50 per sq ft

Low Outgoings.

Contact us:

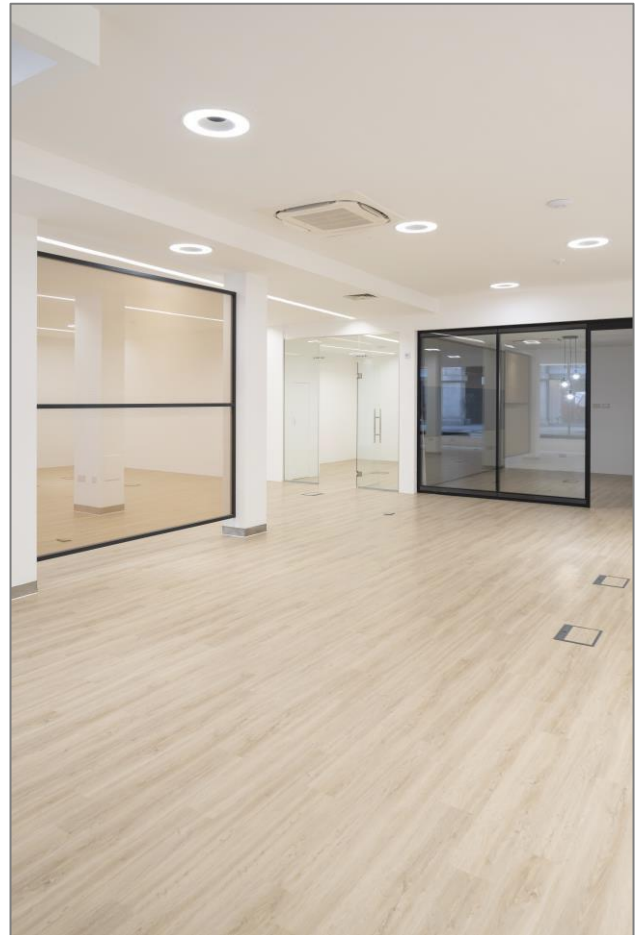
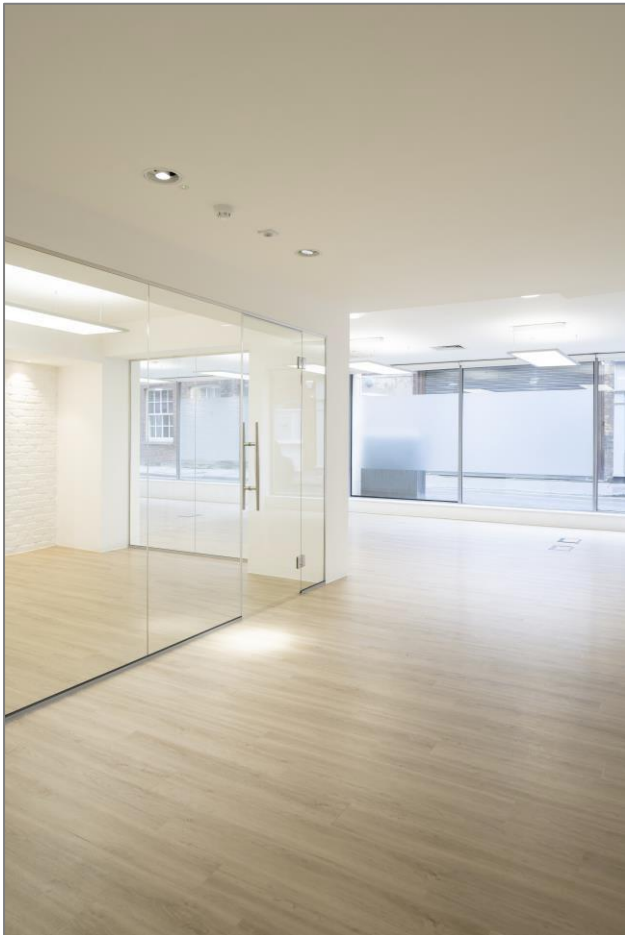
Dowd & Company Chartered Surveyors

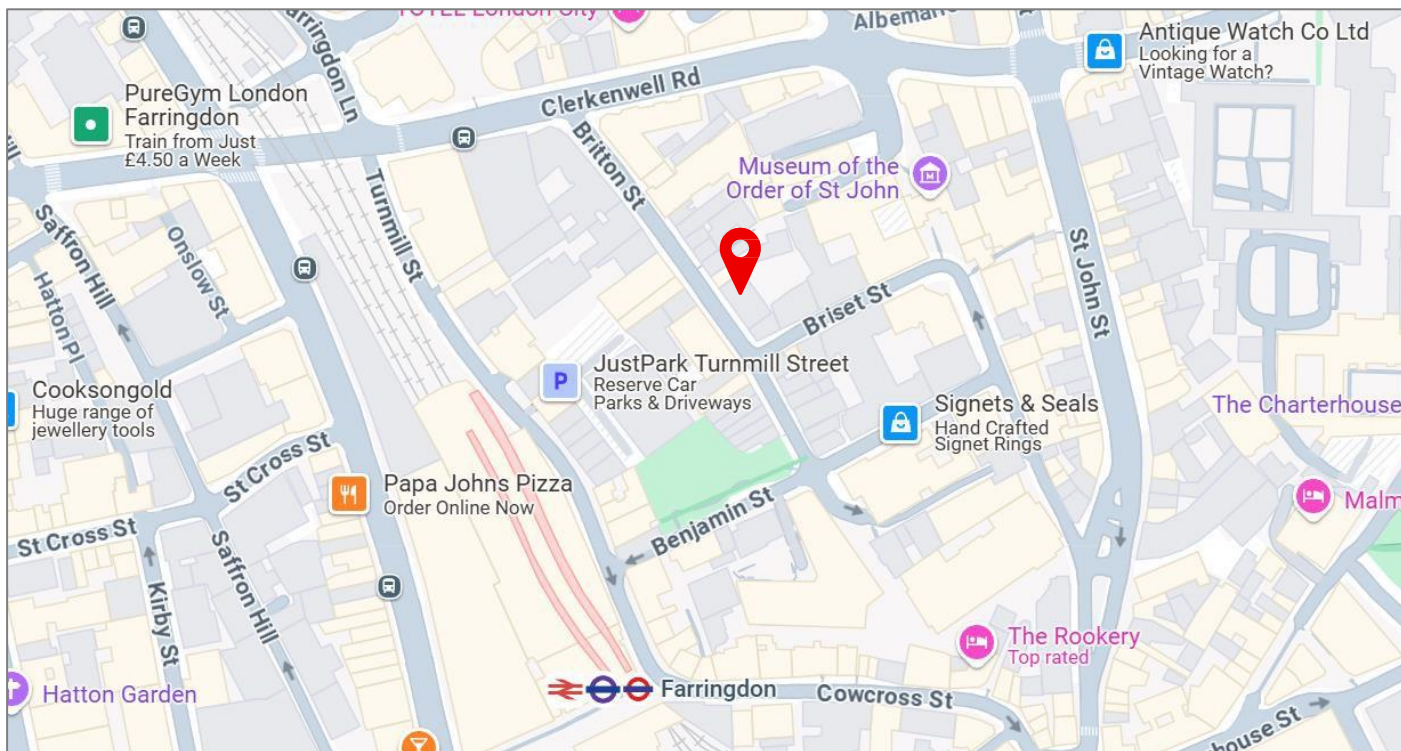
Kevin Dowd T: 0207 636 7411

M: 07778 357205









Amenities

- Self-contained ground floor office or showroom (or other potential uses within Use Class E and subject to landlord's consent)
- Recently refurbished
- Accessible raised flooring (in part)
- LED designer lighting throughout
- Air conditioning
- Meeting rooms
- Kitchenette
- Fibre optic to the building
- Fantastic natural daylight
- WC facilities
- 24-hour, 7 day access
- Generous floor to ceiling height

Description

A purpose built ground floor office or showroom that sits on a corner site with great natural light and window frontage. The accommodation has two entrances, one on Britton Street and the other on Briset Street and is self-contained.

This versatile and refurbished space has a main area which fronts Britton Street with a boardroom and large meeting room/private office. Along Briset Street is a further meeting room and open plan area. There is also to the rear of the floor a separate kitchen and break out area along with WC's.

There is a mixture of strip, circular and rectangular suspended designer lighting.

The floor finish is new and the kitchenette is fully fitted with ample storage. The accommodation has its own WC facilities as well as individual air conditioning units.

The accommodation has an alarm and a key fob entry system.

Finally, although on a lovely tree lined street, you are right in the heart of one of London's liveliest districts with a mix of restaurants, bars, hotels, gyms and cultural amenities on your doorstep.

Commute

Farringdon station is just a short 3 minute walk away and offers excellent travel connections in all directions across the central London via the London Underground network, including the Elizabeth line. From north to south Thameslink provides connections beyond London to Luton and Gatwick airports.

Barbican and Chancery Lane underground stations are also close by.

Connectivity

We understand that fibre optic via British Telecom is already installed within the demise but prospective tenants need to make their own enquiries following an inspection.

Floor Areas & Financials

Floor / Unit	Ft ² Approx.	Rent /Ft ² .	Service Charge /Ft ² approx.	Rates * /Ft ² approx.	Total Approx.
Ground	3,252	£62.50	£5.00	£18.15	£23,200 per month

*Prospective tenants are advised to confirm any business rates liability directly with the Local Authority. The Rateable Value from 1st April 2026 is RV £123,000.

Lease

New lease by arrangement on effective Full Repairing and insuring terms, contracted outside the Landlord and Tenant Act 1954.

VAT

The property is elected for VAT and therefore will be applicable on outgoings.

EPC

EPC rating is C. Score 61.

Possession

Immediately, subject to contract.

Contact Us

All appointments to view must be arranged via the sole agents, Dowd and Company Chartered Surveyors and Property Consultants:

Kevin Dowd MRICS

Kevindowd@dowdandco.com

T: 0207 636 7411. M: 07778 357 205.



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