

RETAIL OPPORTUNITY



80

FARRINGTON ROAD

CLERKENWELL EC1R 3AE

 TW KEIL

80 **FARRINGDON ROAD**
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hub, FARRINGDON ROAD is a new high quality hotel development located in The City on the famous Farringdon Road. The mixed-use development comprises a landmark 180 room hotel under its '**hub by Premier Inn**' brand.

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FARRINGDON

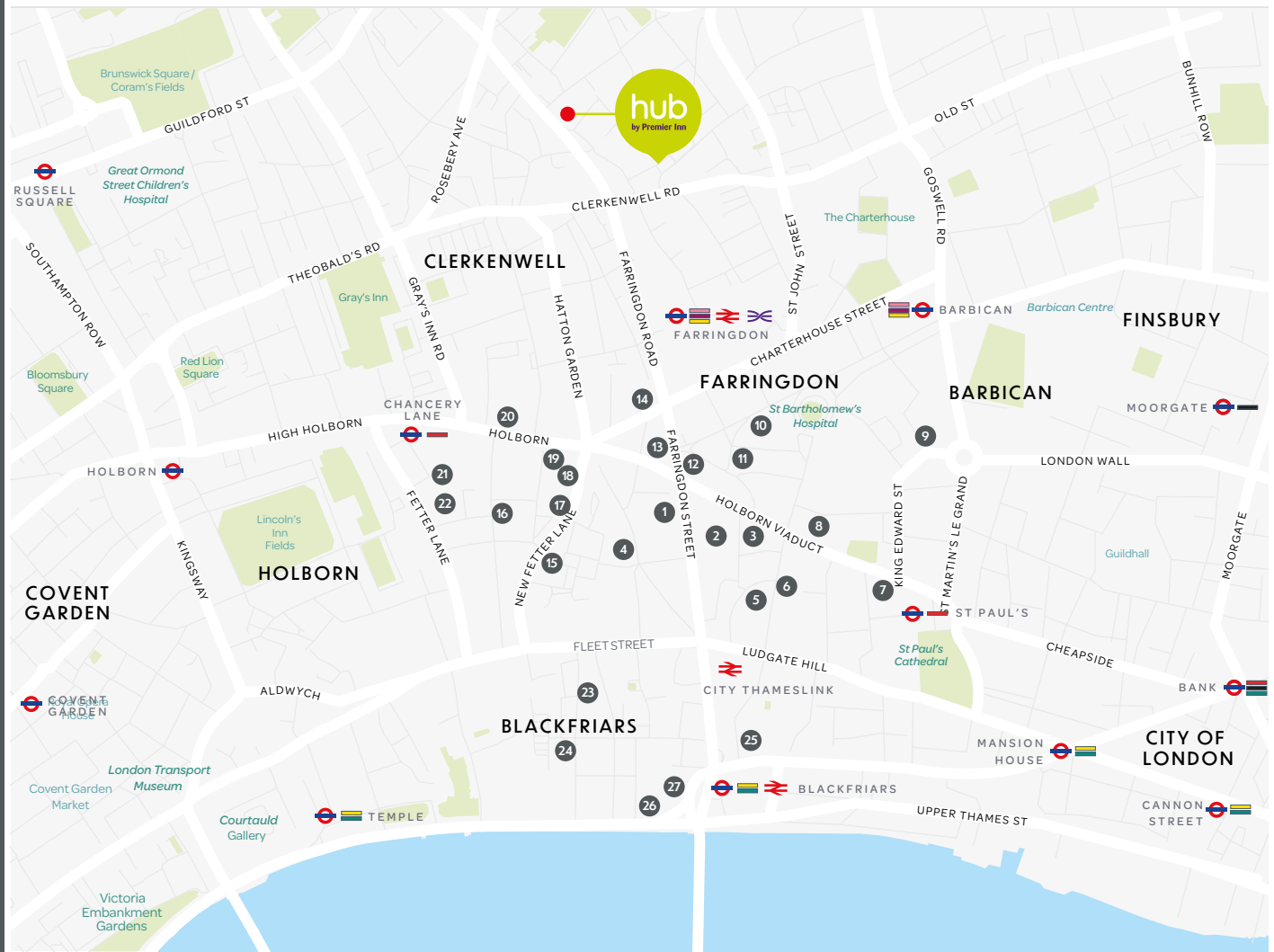
The building is situated on the Farringdon Road, at the junction with Vineyard Walk.

The area benefits from excellent transport links and a vast array of bars, restaurants, including all the amenities on both Clerkenwell Green and Exmouth Market just a few minutes' walk away.

Farringdon tube station (Circle, Hammersmith & City, Metropolitan and new Elizabeth line) and Chancery Lane (Central Line) are a short walk from the building. Farringdon Station is also a Thameslink station with overground trains to London Bridge, St. Pancras International.

LOCAL OCCUPIERS

- | | |
|----------------------------------|----------------------------|
| 1 Goldman Sachs | 15 Taylor Wessing |
| 2 Barings | 16 Macfarlanes |
| 3 Withers | 17 Bird & Bird |
| 4 Deloitte | 18 Lego |
| 5 Mizuho Bank | 19 J Sainsbury |
| 6 The Old Bailey | 20 Skype |
| 7 London Stock Exchange | 21 Accenture |
| 8 Bank of American Merrill Lynch | 22 Saatchi & Saatchi |
| 9 FinnCap | 23 Freshfields |
| 10 Brewin Dolphin | 24 Jones Day |
| 11 Travers Smith | 25 Bank of New York Mellon |
| 12 Amazon | 26 JP Morgan |
| 13 Hogan Lovells | 27 Unilever |
| 14 Anglo American / De Beers | |



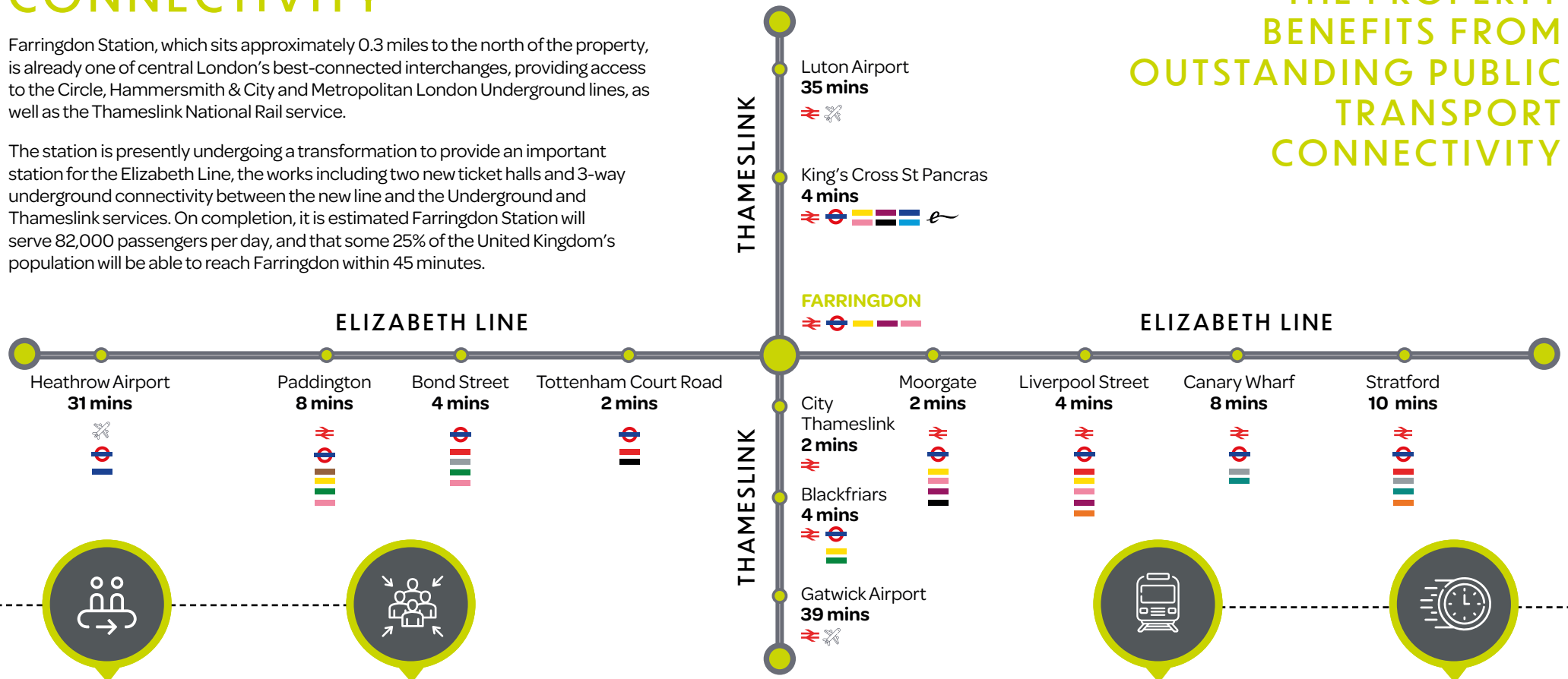


CONNECTIVITY

Farringdon Station, which sits approximately 0.3 miles to the north of the property, is already one of central London's best-connected interchanges, providing access to the Circle, Hammersmith & City and Metropolitan London Underground lines, as well as the Thameslink National Rail service.

The station is presently undergoing a transformation to provide an important station for the Elizabeth Line, the works including two new ticket halls and 3-way underground connectivity between the new line and the Underground and Thameslink services. On completion, it is estimated Farringdon Station will serve 82,000 passengers per day, and that some 25% of the United Kingdom's population will be able to reach Farringdon within 45 minutes.

THE PROPERTY BENEFITS FROM OUTSTANDING PUBLIC TRANSPORT CONNECTIVITY

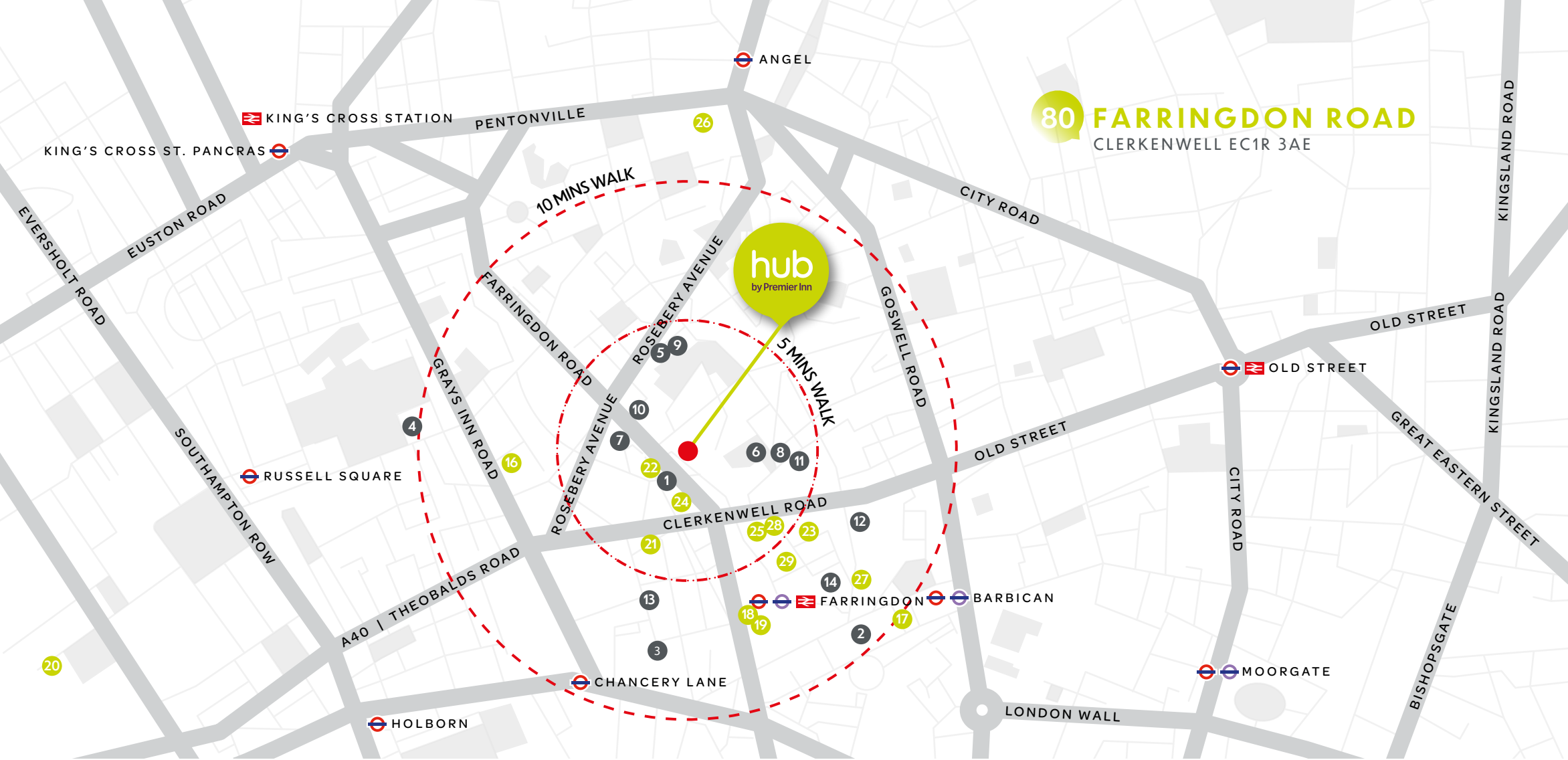


200 MILLION ANNUAL PASSENGERS

BRINGING 1.5 MILLION PEOPLE WITHIN 45 MINS OF CENTRAL LONDON

INCREASING LONDON'S RAIL NETWORK CAPACITY BY 10%

A TRAIN EVERY 150 SECONDS AT PEAK TIMES



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hub
by Premier Inn

LEISURE

- | | |
|--|----------------------------|
| 1 The Piano Works Farringdon | 8 Granger & Co, Farringdon |
| 2 Smithfield Market | 9 Moro |
| 3 Gymbox Farringdon | 10 Quality Chop House |
| 4 Nuffield Health Bloomsbury Fitness & Wellbeing Gym | 11 St John |
| 5 Exmouth Market | 12 Luca |
| 6 Clerkenwell Green | 13 Leather Lane Market |
| 7 The Eagle, Farringdon | 14 F45 Training Farringdon |

OFFICE

- | | |
|------------------|-------------------------|
| 16 ITV Media | 23 Macmillan Publishers |
| 17 TikTok | 24 Adidas |
| 18 Depop | 25 Publicis Sapient |
| 19 Snapchat | 26 Expedia |
| 20 Knotel | 27 LiveNation |
| 21 Tesco Digital | 28 Grimshaw Architects |
| 22 LinkedIn | 29 Kurt Geiger |

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FARRINGDON...
...A COSMOPOLITAN HUB
IN ITS OWN RIGHT



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SPECIFICATION



SIGNAGE

All signage designs subject to landlord consent and planning. Tenant responsible for all signage.



INTERNAL FINISHES

The Internal walls are exposed concrete, painted blockwork and dry lining and the flooring is exposed concrete slab.



SPECIFICATION

M&E SERVICES



ELECTRICAL POWER & METERING

The retail unit will be provided with a 100 UKPN KVA 400V supply.



DRAINAGE

Two 100mm diameter foul drainage connections shall be provided capped and terminated within the retail unit. All drainage connections shall be terminated within the retail units.



WATER

A capped off incoming water supply direct from Thames Water main in the street shall be provided to the retail accommodation.



GAS

The retail unit will be provided with gas supply pipe direct from the utility supply in the street. The supply will be sized to provide a peak hourly quantity of 23.07m³/hr.

The retail tenant shall be responsible for making the application for their gas meter, the provision and connection of their gas meter.



TELECOMMUNICATIONS

The retail tenant shall be responsible for the provision of their own telecommunications supply, the application for and the final connection of their telecommunications supply.



FIRE ALARM SYSTEM

The retail tenant will provide their own fire alarm system that will interface with the main building fire alarm system.

MANAGEMENT & OPERATIONS



HOURS OF OPERATION

For retail use (Class E) the permitted hours of operation are between 06:00 and 22:30 on any day. Applications for use outside of these hours are to be made by the Tenant and will be considered by Islington Council on their merit.



SERVICING

The unit will be serviced from the front of the retail unit.

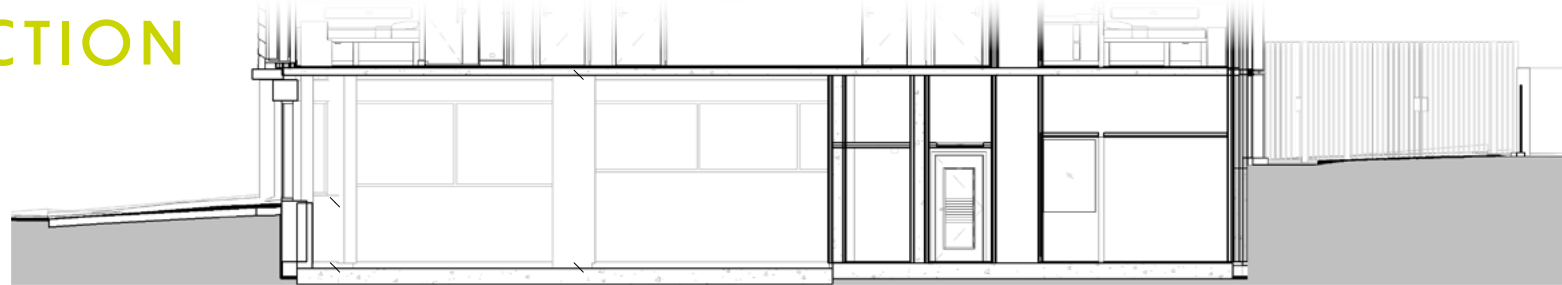
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ACCOMMODATION

Frontage	18.5m	60ft 7"
Ground Floor (GIA)	180 sq m	1,939 sq ft



CROSS SECTION



GROUND FLOOR



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RENT

On application.

LEASE

Term to be agreed, drawn outside of the security of tenure provisions of the landlord & tenant act 1954 (as amended).

RATEABLE VALUE

The building has yet to be rated by the valuation office. Occupiers are asked to make their own enquiries to the local authority.

SERVICE CHARGE

Further details on request.

EPC

The building has a rating of B-26.



LEGAL COSTS

Each party to bear its own costs.

VIEWING

Strictly by prior appointment through the sole agent TW Keil.

DAN WALKER

M: 07967 697917

E: dwalker@twkeil.com



MISREPRESENTATION ACT 1967: The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. April 2023. Designed and produced by Creativeworld. Tel: 01282 858200.