



**FOR SALE**

# 103 FARRINGTON ROAD, EC1

103 Farringdon Road, London EC1R 3BS



**STIRLING  
ACKROYD**

Office for sale, 2,802 sq ft, p.o.a

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/41703-103-farringdon-road-ec1-103-farringdon-road>

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## FARRINGDON FREEHOLD FOR SALE

Situated on the well known Farringdon Road, just north of the junction with Clerkenwell Road the property is in an excellent spot, virtually overlooking the railway lines soon to be home to Crossrail, providing quick and easy access throughout Central and Greater London.

The property is an attractive brick built former warehouse, with large windows to the front, excellent ceiling height to all floors. The ground and lower ground floor are linked by an internal staircase and provide effectively self contained accommodation. The first floor benefits from a newly fully glazed rear, leading out to an attractive decked terrace area, the second and third floors provide light, bright office accommodation. Currently owner occupied the property is available for sale, freehold, subject to a short term leaseback on the lower ground, ground and first to Dec 2019 - terms to be agreed and subject to the existing leases of the second and third floors.

### Highlights

- VR TOUR ON MICROSITE
- Scope to improve NIA
- Ideal for owner occupiers or investors
- Short term income producing
- 282 sq ft decked roof terrace to first floor

### Property details

Price	P.O.A
Tenure	Freehold
Deal type	Vacant possession
Size	2,802 Sq ft

Unit	Floor	Size sq ft	Notes
Lower Ground	Floor	853	Owner occupied
Ground	Floor	679	Owner occupied
First	Floor	412	Owner occupied
Second	Floor	355	Rear office Lease expiring February 2020, subject to 1 month mutual rolling break @ £9,600 pa
Third	Floor	503	Lease expiring October 2020, subject to 4 month mutual rolling break @ £16,456 pa
Total		2,802	

### More information

Visit [microsite](https://realla.co/m/41703-103-farringdon-road-ec1-103-farringdon-road)

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### Contact us

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