

**OF INTEREST TO INVESTORS
AND OWNER OCCUPIERS**



FARRINGTON ROAD
LONDON EC1

FREEHOLD

INVESTMENT SUMMARY

KEY FEATURES

- Freehold
- Self-contained E Class commercial use building
- Offered with vacant possession
- Attractive 10,261 sq ft warehouse style building arranged over predominantly ground, first & second floors
- Fronting Farringdon Lane & Farringdon Road opposite LinkedIn's New London HQ
- 2 mins walk to Farringdon Station, benefiting from the Elizabeth Line
- The building benefits from fantastic volume with an abundance of double height space
- Further potential to add to the existing building, creating additional floor area and wider building amenities (subject to planning)
- Offers in excess of **£4,500,000 (£438 psf)**





THE SHARD

ST. PAUL'S CATHEDRAL

Goldman Sachs

amazon

GREY group



FARRINGTON
FARRINGTON

TikTok

KURT GEIGER

SESSIONS ARTS CLUB

CLERKENWELL GREEN

publicis
sapient

adidas

moonpig

Linked in



Zaha Hadid

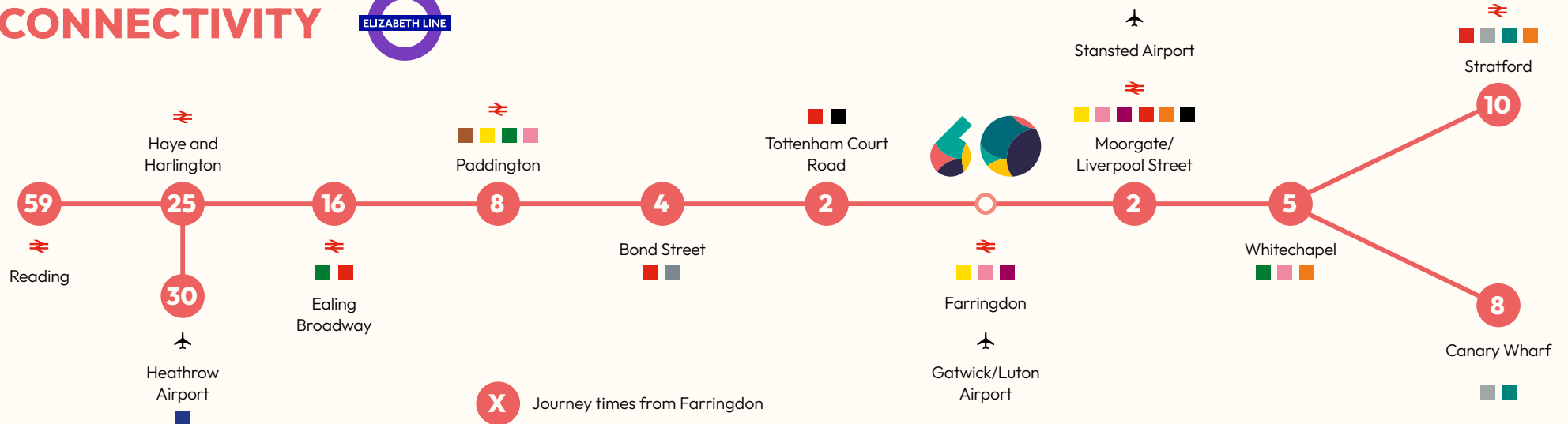
CLERKENWELL

The 'centre' of London. Clerkenwell continues to evolve and it's ability to attract notable and global occupiers even throughout the pandemic has been testament to it being one of the most sought after sub-markets of Central London.

It's rich cultural and social heritage has seen a vast array of boutique amenities thrive given unrivalled choice to it's occupiers and residents.



CONNECTIVITY



OCCUPIERS

LOCAL OCCUPIERS

- 1 LinkedIn
- 2 Splash Woldwide
- 3 Deloitte Digital
- 4 Zaha Hadid Architects
- 5 Publicis Group
- 6 Tik Tok
- 7 Unilever
- 8 Tesco Digital
- 9 Fred Perry
- 10 Live Nation
- 11 Alexander McQueen
- 12 Cowan London Ltd
- 13 Dalzel & Pow
- 14 Oliver Agency
- 15 Ampere Anaylsis
- 16 IDEO
- 17 Moonpig
- 18 Adidas
- 19 ITN Productions
- 20 Octopus Group
- 21 Amnesty International
- 22 Workspace Ink Rooms
- 23 Carl Fritz Hansen
- 24 TransactWorld UK
- 25 Capital Architecture
- 26 DNA Associates

HEALTH & FITNESS

- 1 Gymbox
- 2 Pure Gym
- 3 MOB45
- 4 F45 Farringdon

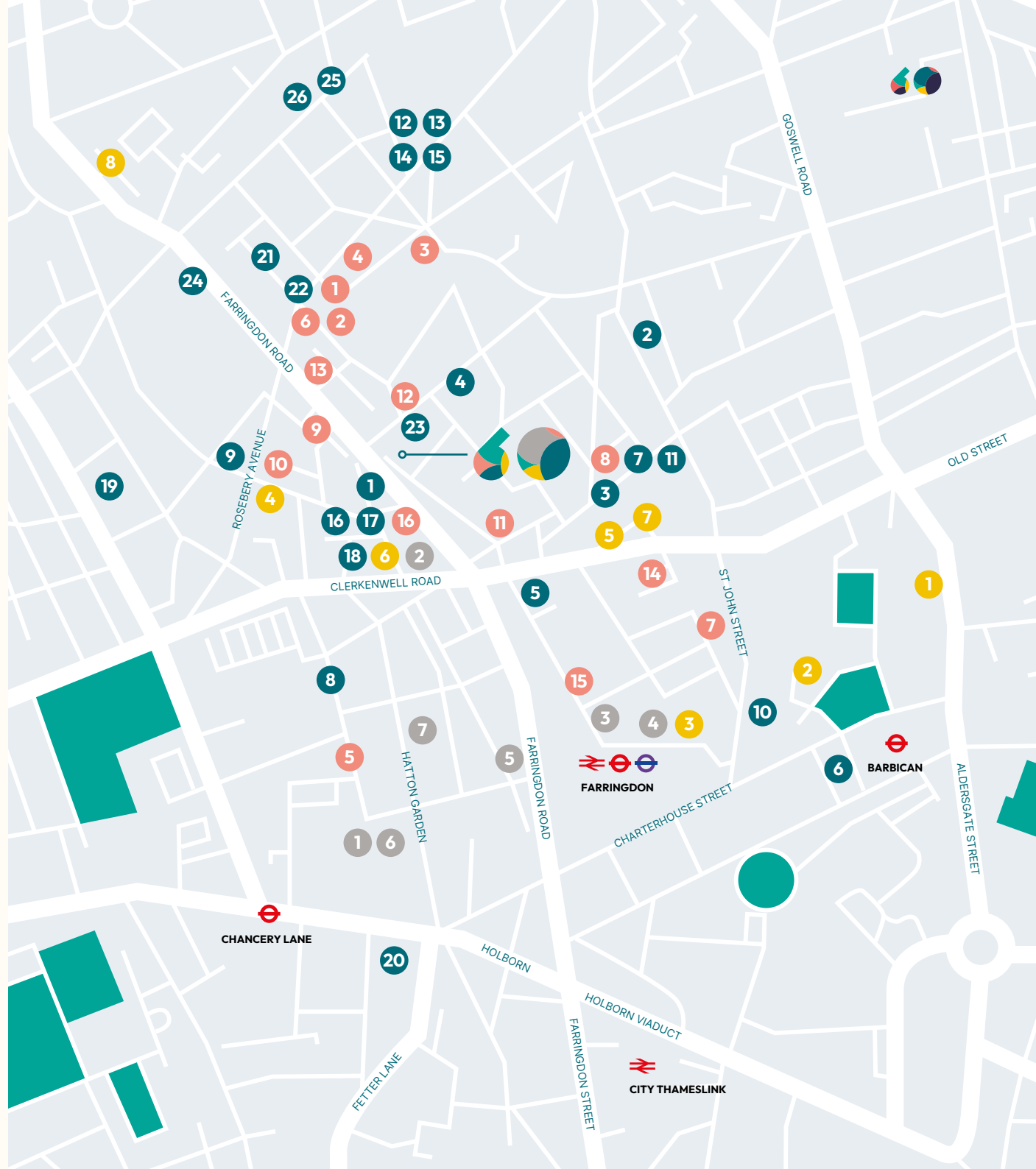
- 5 Frame
- 6 Crosffit City Road Central
- 7 Ten Health & Fitness

LEISURE & AMENITIES

- 1 Citadines
- 2 Malmaison
- 3 The Rookery
- 4 The Rosebery
- 5 Yotel
- 6 The Bryston
- 7 The Zetter Townhouse
- 8 Travelodge

FOOD & BEVERAGE

- 1 Exmouth Market
- 2 Caravan
- 3 Coin Laundry
- 4 Gails
- 5 Leather Lane Market
- 6 Exmouth Grind
- 7 Dans le Noir
- 8 Grainger & Co
- 9 The Eagle
- 10 The Drunken Butler
- 11 The Green
- 12 The Bowler Clerkenwell
- 13 The Quality Chop House
- 14 Clerkenwell & Social
- 15 Iberica
- 16 The Piano Works



DESCRIPTION

KEY FEATURES

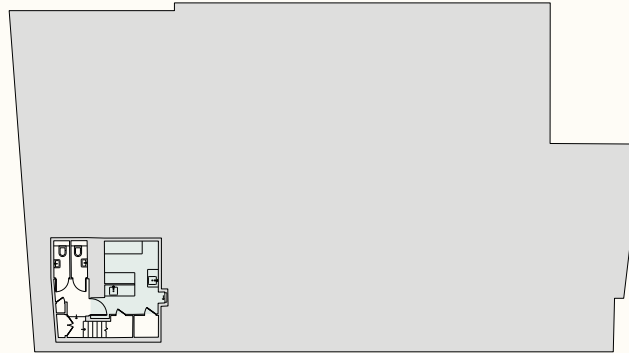
- Converted Victorian Warehouse originally constructed in 1875
- Previous Home of The Guardian & Observer
- Refurbished and enhanced in 2014 by Allies & Morrison Architects
- Currently comprises modern warehouse-style space
- The building extends over three floors to provide a total NIA of 10,261 sq ft
- Fantastic volume across nearly the entirety of the ground floor
- Original characterful features in the gabled roof areas contained on the first floor of the building
- To the rear of the building is an internal garden courtyard



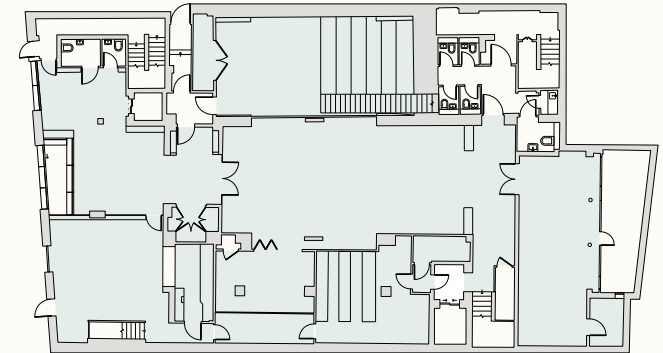
FLOOR PLANS

FLOOR	USE	GIA		NIA	
		SQ FT	SQ M	SQ FT	SQ M
2nd	Office	1,610	149.6	1,152	107.1
1st	Office	4,788	444.9	3,593	333.8
Mezz	Office	1,469	136.4	868	80.6
Ground	Office	5,874	545.7	4,496	417.7
LG	Office	341	31.6	152	14.1
Total		14,082	1,308.2	10,261	846.2

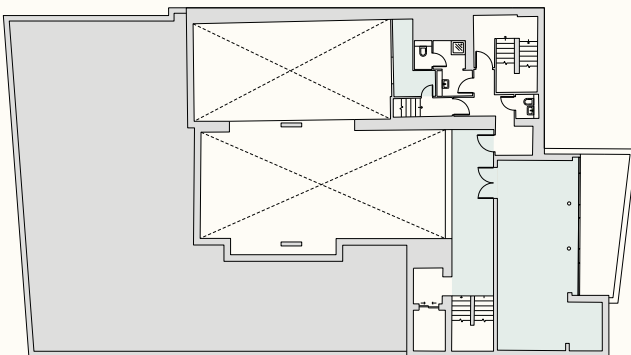
LOWER GROUND FLOOR



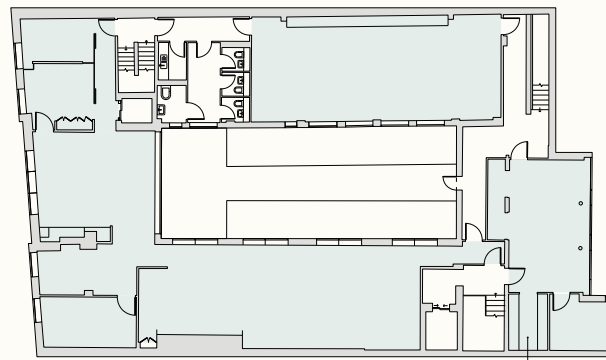
GROUND FLOOR



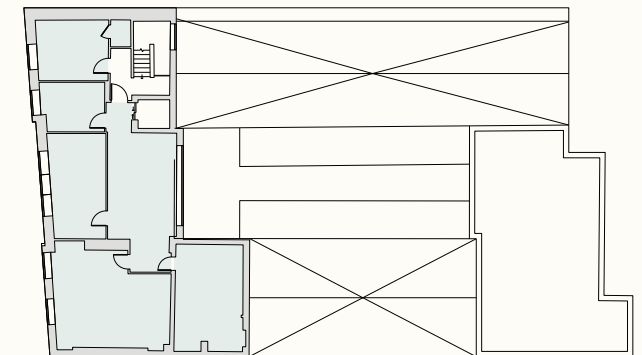
MEZZANINE FLOOR



FIRST FLOOR



SECOND FLOOR



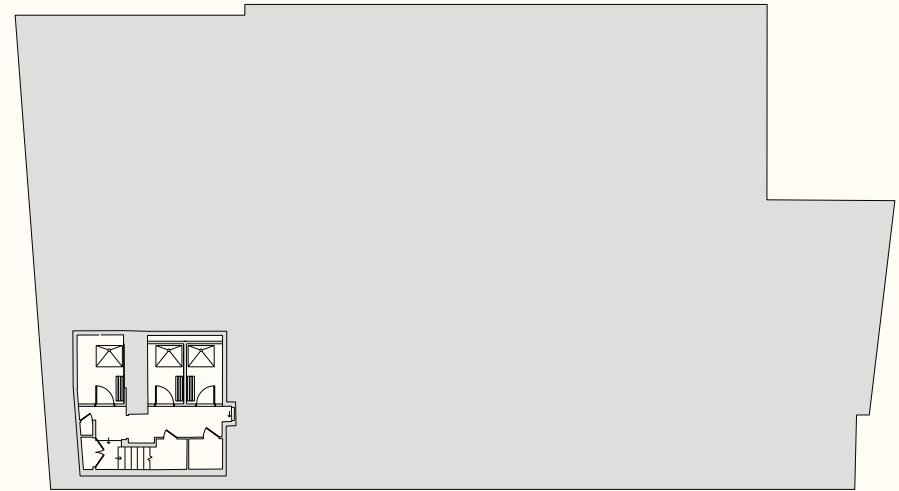
NB. Floor Plans Not to Scale

OPPORTUNITIES

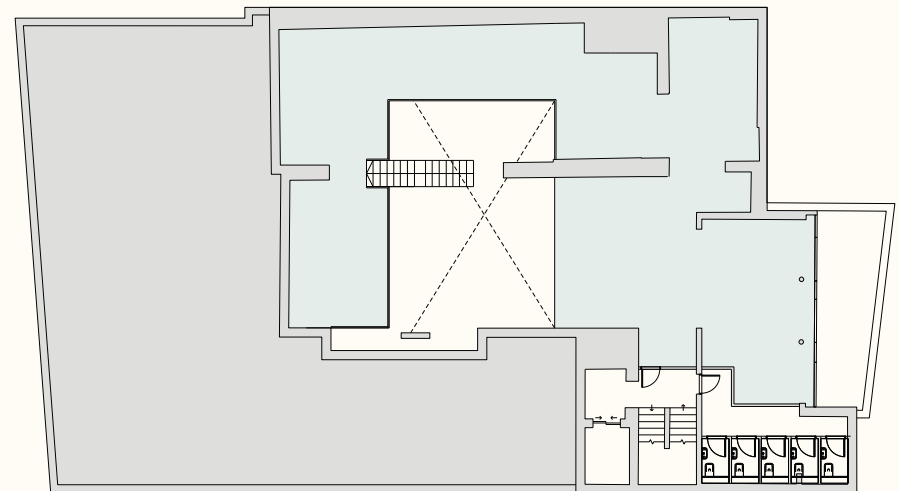
Thirdway Architecture have carried out a study to reposition the current building. Providing designs and layouts for a modern and aspirational workspace building to suit a diverse range of occupiers. This includes an internal refurbishment and also potential additional floor space.

- They have identified the potential to add 5,211 sq ft of additional NIA subject to the usual consents
- Providing designs and layouts for a modern and aspirational workspace building to suit a diverse range of occupiers
- This includes a reconfigured reception and arrival experience
- End of trip facilities on the G&LG floors
- Additional mezzanine space added to the existing mezzanine

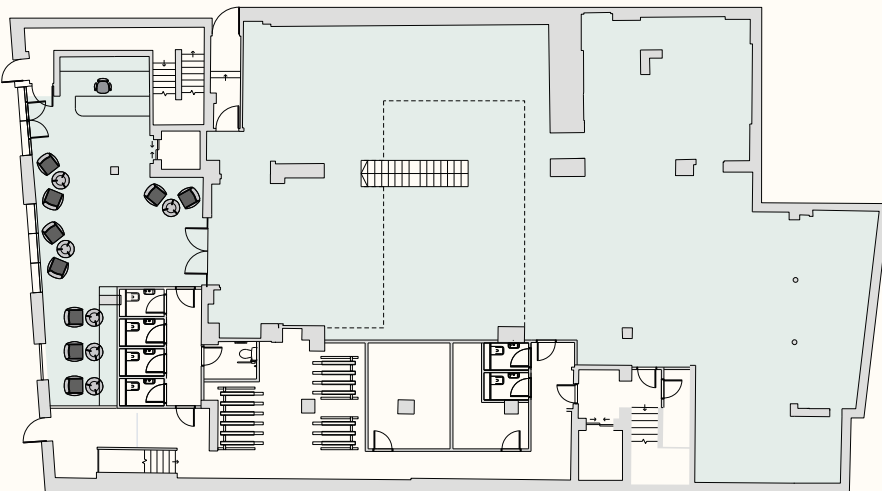
PROPOSED LOWER GROUND FLOOR



PROPOSED MEZZANINE FLOOR



PROPOSED GROUND FLOOR





CGI - PROPOSED RECEPTION AREA

MARKET INFORMATION

OCCUPATIONAL MARKET



GRAFONOLA, 102-108 CLERKENWELL ROAD, EC1

Date	Q2 2024
Floor	5th
Size	13,910 sq ft
Rent	£89.50 psf
Term	10 years
Tenant	Uncommon Creative Studio



RAGGED SCHOOL, EC1

Date	Q3 2023
Floor	Entire Building
Size	18,644 sq ft
Rent	£77.50 psf
Term	10 years
Tenant	Lotus Cars



SKIPPER BUILDING, 83 CLERKENWELL ROAD, EC1

Date	Q3 2022
Floor	2nd
Size	4,383 sq ft
Rent	£85.00 psf
Term	10/5 years
Tenant	Risk Advisory



42 ST JOHN SQUARE, EC1

Date	Q1 2024
Floor	G & 1st
Size	16,245 sq ft
Rent	£76.69 psf
Term	10/5 years
Tenant	Vayner Media



UNIFORM WORKS, 10-11 CLERKENWELL GREEN, EC1

Date	Q1 2022
Floor	Entire Building
Size	16,286 sq ft
Rent	£72.50
Term	10 years
Tenant	MG Empower Ltd



OLD SESSIONS HOUSE, 22 CLERKENWELL GREEN, EC1

Date	Q1 2022
Floor	Entire Building
Size	21,430 sq ft
Rent	£83.50 psf
Term	15/10 years
Tenant	Knotel

TENURE

PROPOSAL

Offers in excess of £4,500,000 (subject to contract) equating to a capital value of £438 psf.

PLANNING

Located in the Borough of Islington. 60 Farringdon Road is not Listed but lies within the Farringdon Road Conservation Area.

TENURE

Freehold. Title Number NGL216654.

EPC

EPC rating D.



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