

# FARRINGTON

26-29 ST CROSS STREET  
LONDON EC1

Newly refurbished warehouse style office space available for rent adjacent to Leather Lane Street Food Market and within walking distance of Farringdon & Chancery Lane stations



## Summary

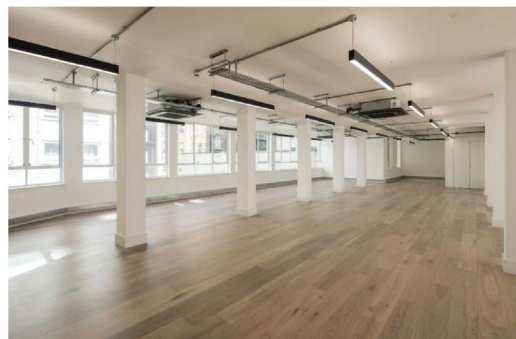
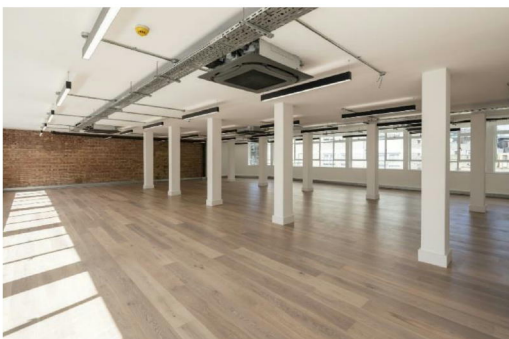
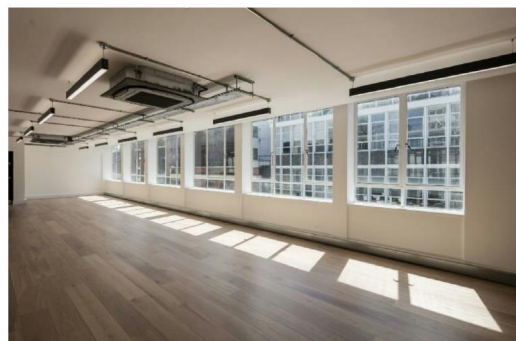
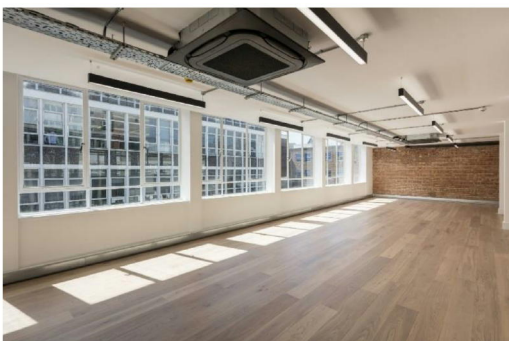
LG – 4<sup>th</sup> Floors  
1,393 – 12,160 Ft<sup>2</sup>  
(129 – 1,129 M<sup>2</sup>) Approx.  
Rent | POA

## Contact us

Viewing is strictly by prior appointment  
with Colliers International through:  
020 7101 2020

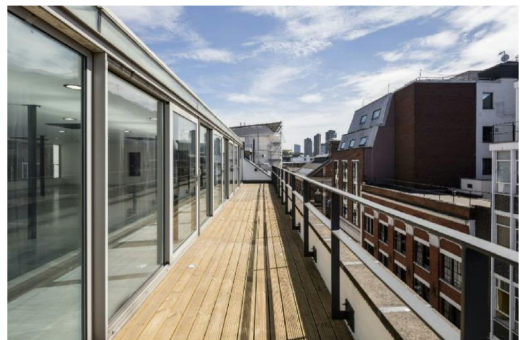
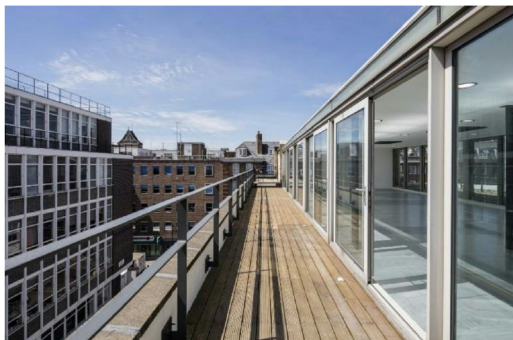
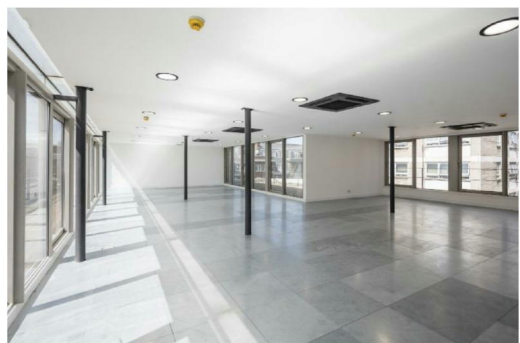


## TYPICAL UPPER FLOOR

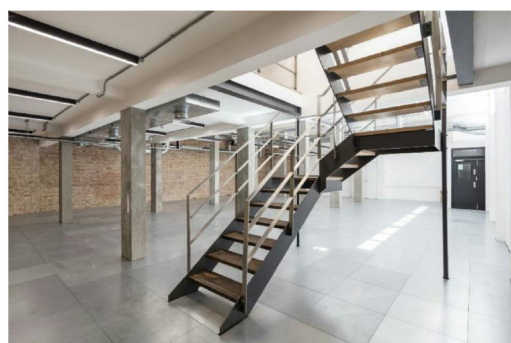
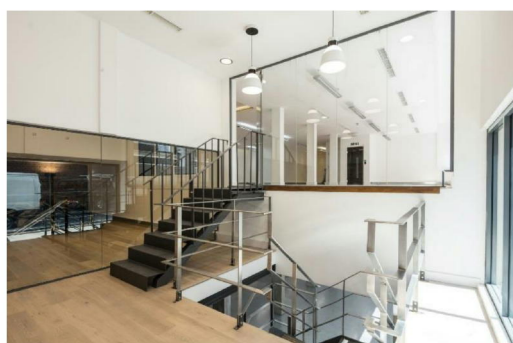
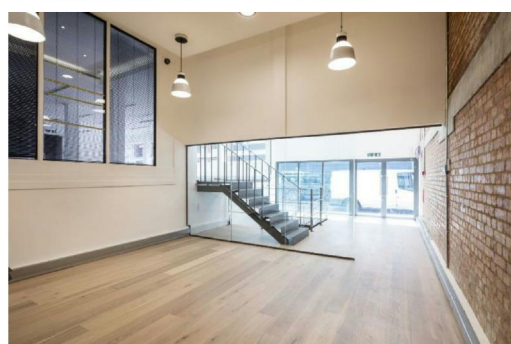
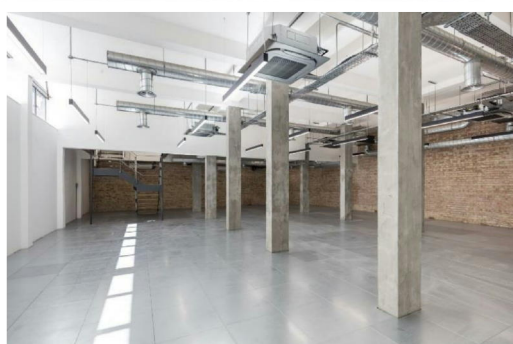




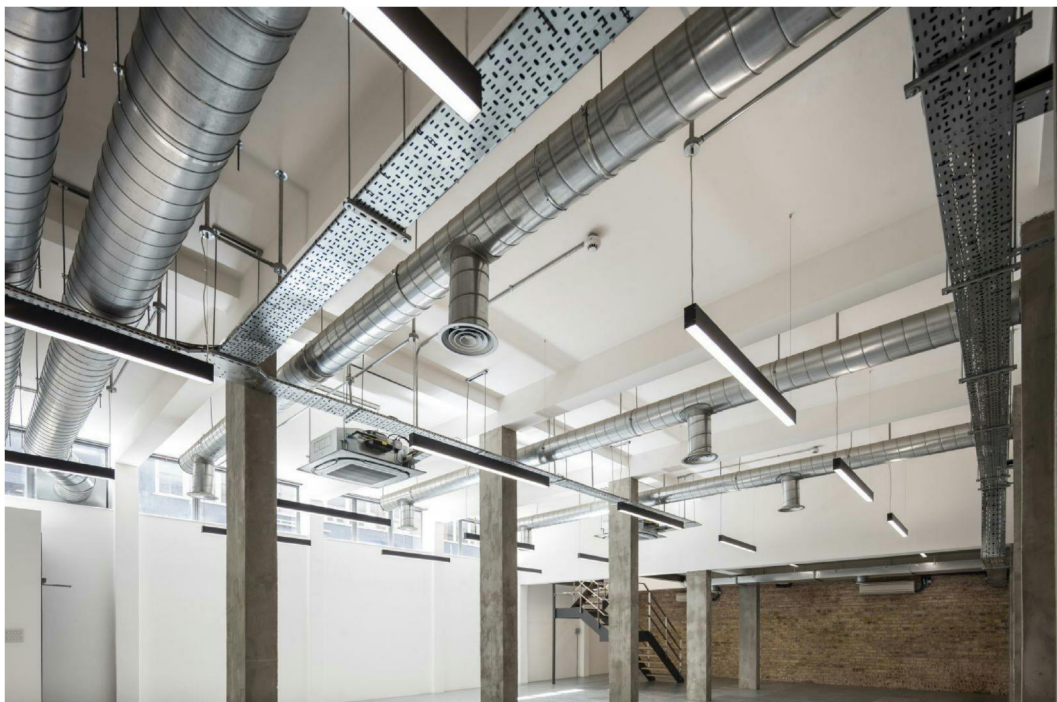
## 4<sup>TH</sup> FLOOR



## GROUND & LOWER GROUND







## AMENITIES

- Brand newly refurbished office property
- Generous floor to ceiling height throughout
- Self-contained G&LG with self-contained entrance and inter-connecting staircase
- Superb natural daylight with windows spanning the front and rear elevations
- 4<sup>th</sup> floor benefits from two private roof terraces
- New exposed air-conditioning system
- Brand new modern suspended lighting
- New high quality wood flooring
- Exposed concrete columns in the lower ground
- Communal WC & shower facilities
- 24-hour access
- Nearest tubes – Farringdon & Chancery Lane stations



## FLOOR AREAS & OUTGOINGS

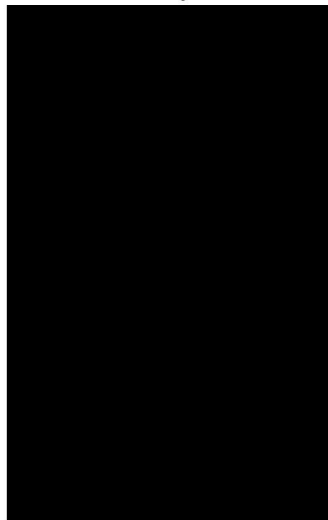
Floor	Ft <sup>2</sup> Approx.	Rent /Ft <sup>2</sup>	Service Charge /Ft <sup>2</sup>	Rates /Ft <sup>2</sup>	Availability / Status
4 <sup>th</sup>	1,393	POA	TBC	£14.06	Available
3 <sup>rd</sup>	2,116	POA	TBC	£9.26	Available
2 <sup>nd</sup>	2,175	POA	TBC	£9.00	Available
1 <sup>st</sup>	2,173	POA	TBC	£13.55	Available
Ground	2,288				
Lower Ground	2,015	POA	TBC	£8.29	Available
<b>Total</b>	<b>12,160</b>				

Prospective tenants are advised to confirm any rating liability directly with the Local Authority



## CONTACT US

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



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