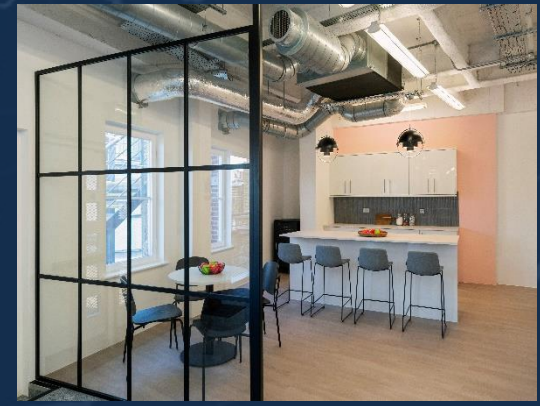
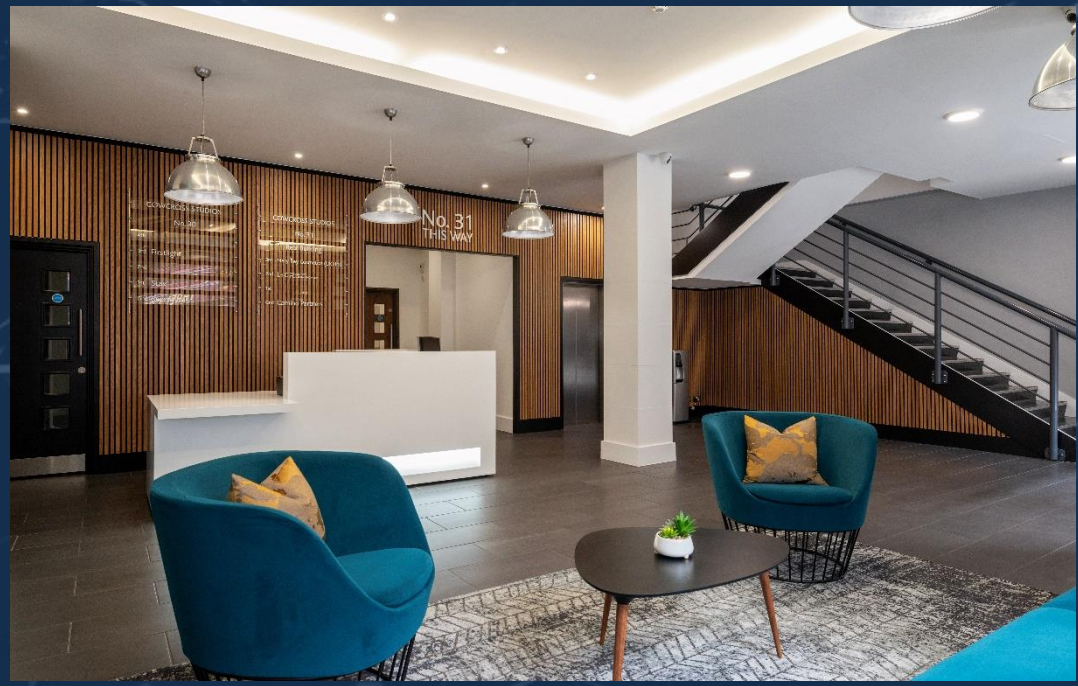


30-31
COWCROSS STREET
FARRINGTON EC1

2,047 - 2,543 SQ FT (190-236 SQ M)
FURNISHED OFFICES IN PRIME FARRINGTON LOCATION
AVAILABLE TO LET



30-31 COWCROSS STREET, LONDON, EC1M 6DQ

Cowcross Street offers good quality, open plan office accommodation set in a gated courtyard campus. Located less than 100m from Farringdon Station, which benefits from the Elizabeth Line and Thameslink.

Farringdon offers unrivalled local amenities with numerous award-winning restaurants, trendy bars and retailers, and is home to some of London's most recognized gourmet food markets. The excellent mixture of amenity and commercial offerings has led to Farringdon becoming one of the most sought-after sub-markets in which to live, work and socialize.

SCHEDULE OF AREAS

Floor	Area sq ft	Area sq m	Status
First (Rear)	2,543	236	Furnished
First (Front)	2,047	190	Furnished
Total	4,590	326	

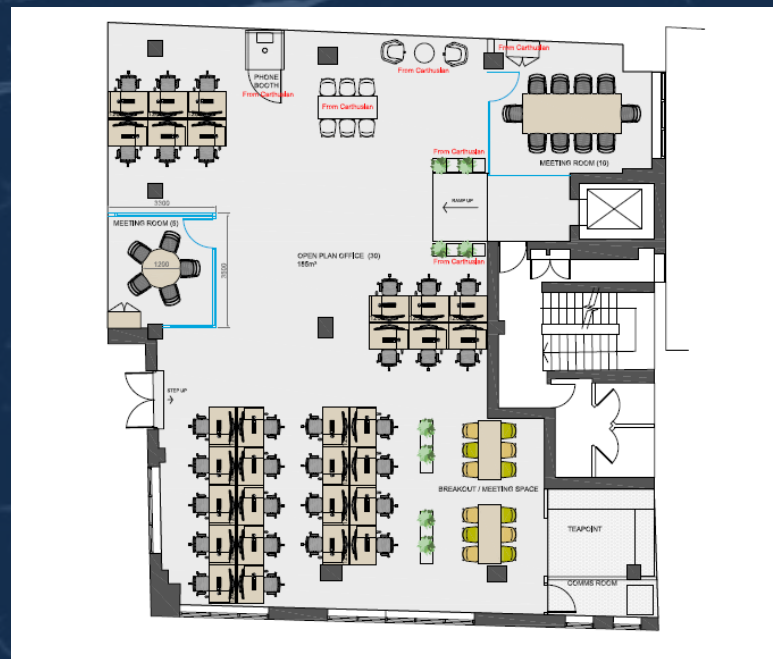
Rent - £62.50-£69.50 per sq ft pax

Rates - £13.10 per sq ft

Service Charge - £22.00 per sq ft

A new lease is available from the landlord for a term by arrangement.

FLOOR PLAN - 1st (Rear)



SPECIFICATION

- Fully Furnished & Fitted
- 22 x 1200mm desks
- 12 person Agile Work Stations
- 2 meeting rooms (1 on 4th floor)
- 2 x phone booth (1 on 4th floor)
- Informal meeting / breakout area
- Refurbished Building Reception
- Refurbished WC's
- Cycle Storage
- Shower & Locker Facilities



FOR MORE INFORMATION

STRICTLY THROUGH THE LETTING AGENT:

JAMES PROCTOR

+44 (0)20 7491 7323

+44 (0)7779 789 957

JACK HOPKINS

+44 (0)20 7491 7323

+44 (0)7721 192547

Hartnell
TaylorCook

Misrepresentation Act: 1. Hartnell Taylor Cook on its own behalf and on behalf of the vendor/lessor of this property whose agent Hartnell Taylor Cook is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Hartnell Taylor Cook nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. July 2023.