Carter Jonas

TO LET / FOR SALE

35 Cock Lane

London, EC1A 9BW

3,331 sq ft of fully fitted self contained office space in Farringdon

3,331 sq ft
(309.46 sq m)

- Fully fitted accomodation
- Self-contained
- Fantastic floor to ceiling height - 3.8m
- Available as a virtual freehold or to let
- Air conditioning
- Excellent access to Farringdon transport links
- WC & Shower amenities

35 Cock Lane, London, EC1A 9BW

Summary

Available Size	3,331 sq ft
Rent	£150,000 per annum
Price	£2,300,000
Rates Payable	£38,802 per annum
Service Charge	£6,500 per annum
EPC Rating	Upon enquiry

Description

35 Cock Lane offers fully fitted office accommodation arranged across the Ground and Lower Ground floors.

Location

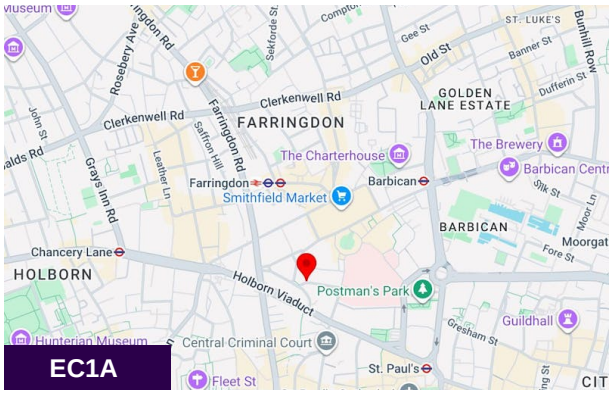
Situated just off Smithfield Market, 35 Cock Lane is well connected, with Farringdon Station (Elizabeth line, Circle, Hammersmith & City, Metropolitan) and Barbican Station (Circle, Hammersmith & City, Metropolitan) both within a short walk. City Thameslink (Thameslink) and St Paul's Station (Central line) also lie close by, providing excellent rail and Underground links across London.

The area is well served by cafés, restaurants, and amenities, making it ideal for creative, professional, or boutique occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,409	130.90	Available
Lower Ground	1,922	178.56	Available
Total	**3,331**	**309.46**	



Viewing & Further Information

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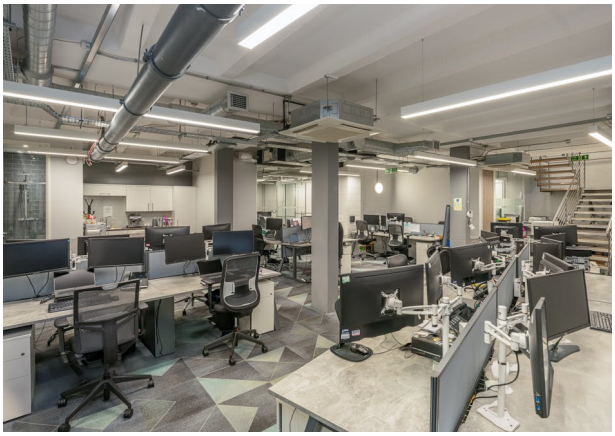
EDMONDS MARSHALL MCMAHON

Exit



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