

3RD FLOOR, 1 ELY PLACE, LONDON, EC1N 6SJ

3,111 SQ FT

Inspiring, fully-fitted office in the heart of Farringdon.



Plug & Play



Manned Reception
Entrance



Bike Storage & Showers



Meeting Rooms & Phone Booths



High Specification Kitchen & Breakout



Exceptional Natural Light & High Ceilings



Lift Access



Demised WC's



VIEW NOW 07471 998225 OR 07551 158799











DESCRIPTION

The third floor at 1 Ely Place boasts a sophisticated, high-quality finish. Flooded with natural light from all-aspect windows, the space feels bright and open, creating a welcoming and productive environment.

It includes a beautifully designed kitchen, two spacious meeting rooms, multiple private phone booths, and open-plan desking to support a collaborative and versatile working environment.

1 Ely Place offers an attractive, modern manned reception area, as well as bike storage and showers.



TERM

Available by way of an assignment or flexible sublease until February 2029, with a tenant only break clause in February 2027.

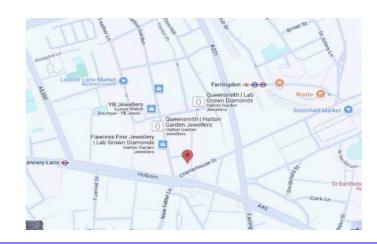
A new lease is also available direct with the landlord.



LOCATION

1 Ely Place is a unique and prestigious office address in London, tucked away on a private, gated road that ensures a quiet and undisturbed environment for businesses. Despite its peaceful setting, it offers superb connectivity, with Farringdon station just a short walk away, giving easy access to the Elizabeth Line, Thameslink, and several Underground lines

Nearby, you'll find a range of food markets like Leather Lane, where vibrant street food and fresh produce create ideal lunch options. With its blend of privacy, accessibility, and local amenities, 1 Ely Place is an exceptional location for any business looking for a central yet secluded office.



Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
3 rd Floor	3,111	£81.50	£14.49	£24.80	£375,778	£31,315



GEORGE MARMENT

Email: gpm@makingmoves.london

Tel: 07551 158 799



RACHEL STEAD

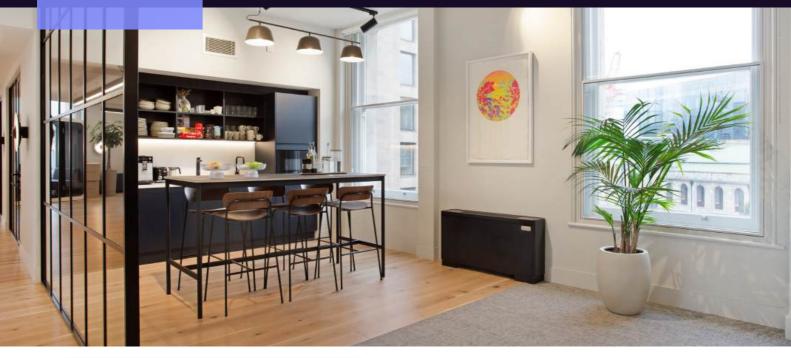
Email: rachel.stead@makingmoves.london Tel: 07471 998 225



















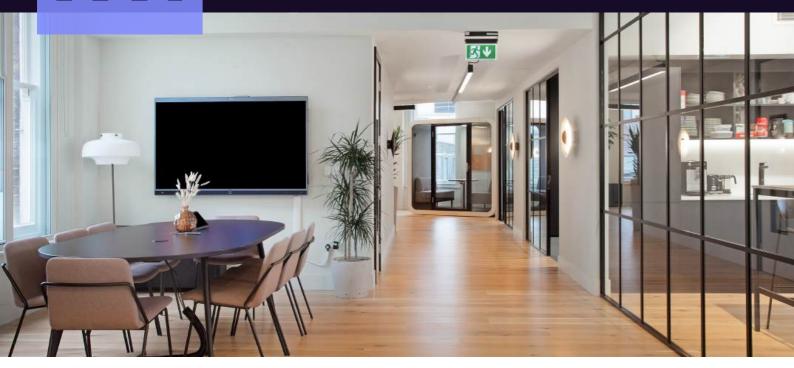


























HEAD OFFICE

19 Willow Street London EC2A 4BH

WEST END

Mortimer House, Fitzrovia, London, W1T 3JH

TEL 020 3595 3121

E-MAIL info@makingmoves.london

WEB www.makingmoveslondon.co.uk