



EXIT



**4<sup>th</sup> FLOOR,  
FARRINGTON POINT,  
33 FARRINGTON ROAD,  
LONDON,  
EC1M 3JF**

**5,003 SQ FT**

Creative, fully-furnished office in the heart of thriving Tech City



Plug & Play



High Specification  
Kitchen & Breakout



Exceptional  
Natural Light



Bike Storage &  
Showers



Lift Access



Meeting rooms,  
booths and  
boardroom



**VIEW NOW 07471 998225 OR 07551 158799**

info@makingmoves.london



www.makingmoveslondon.co.uk



## DESCRIPTION

This workspace is flooded with natural light and comes fully equipped with multiple meeting rooms, a boardroom, and open-plan desks. It also offers a newly refurbished manned reception, bike storage, and showers for added convenience. With ample breakout spaces and a high-spec kitchen, the environment is designed to foster both collaboration and comfort.



## TERM

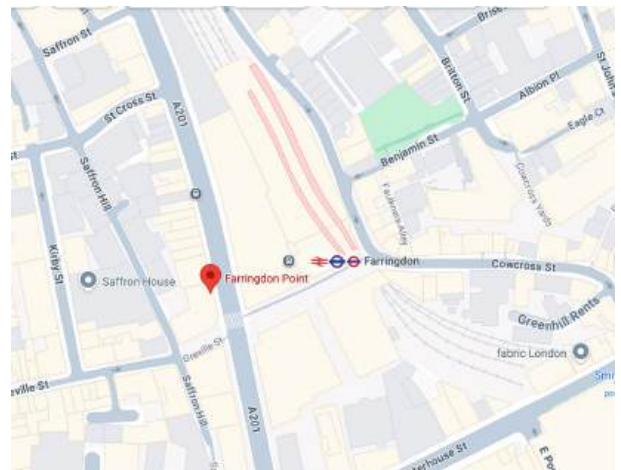
Available by way of an Assignment until February 2029, with a break in February 2027.

A new Lease is also available direct with the Landlord.



## LOCATION

Just moments from Farringdon Station, Farringdon Point provides access to Underground, National Rail, and the Crossrail (Elizabeth Line). Farringdon is a thriving hub for tech, media, and creative businesses, surrounded by high-end dining, retail, and cultural hotspots. 33 Farringdon Point is in close proximity to landmarks such as Smithfield Market and St. Paul's Cathedral.



Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
4th	5,003	£72.00	£12.51	£24.66	£546,178	£45,515



**GEORGE MARMENT**

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**RACHEL STEAD**

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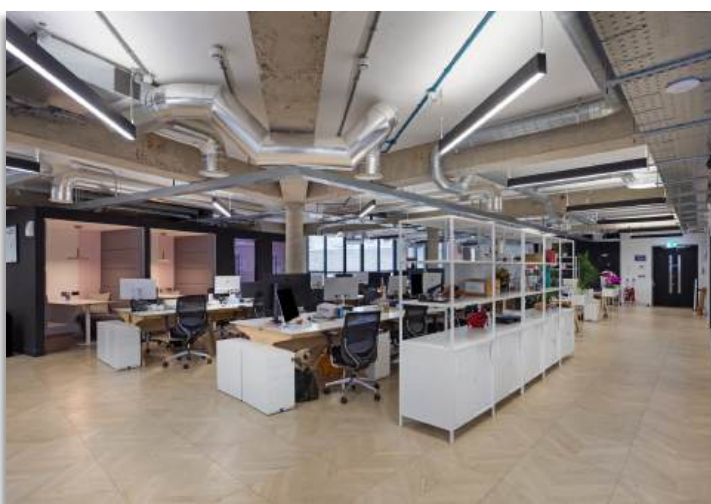
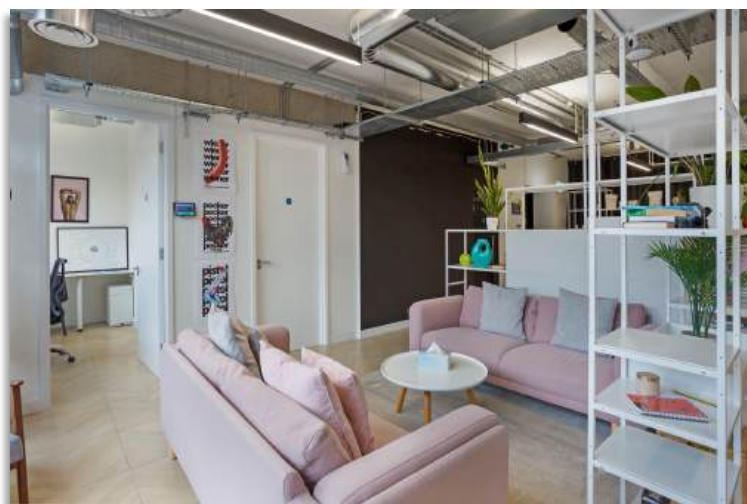
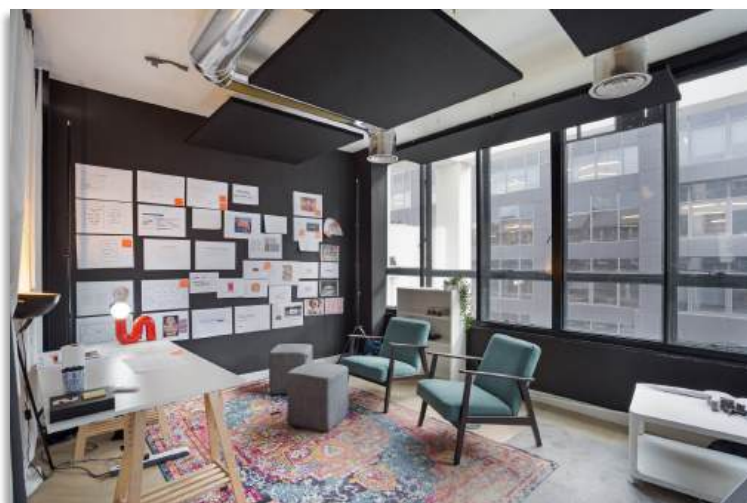
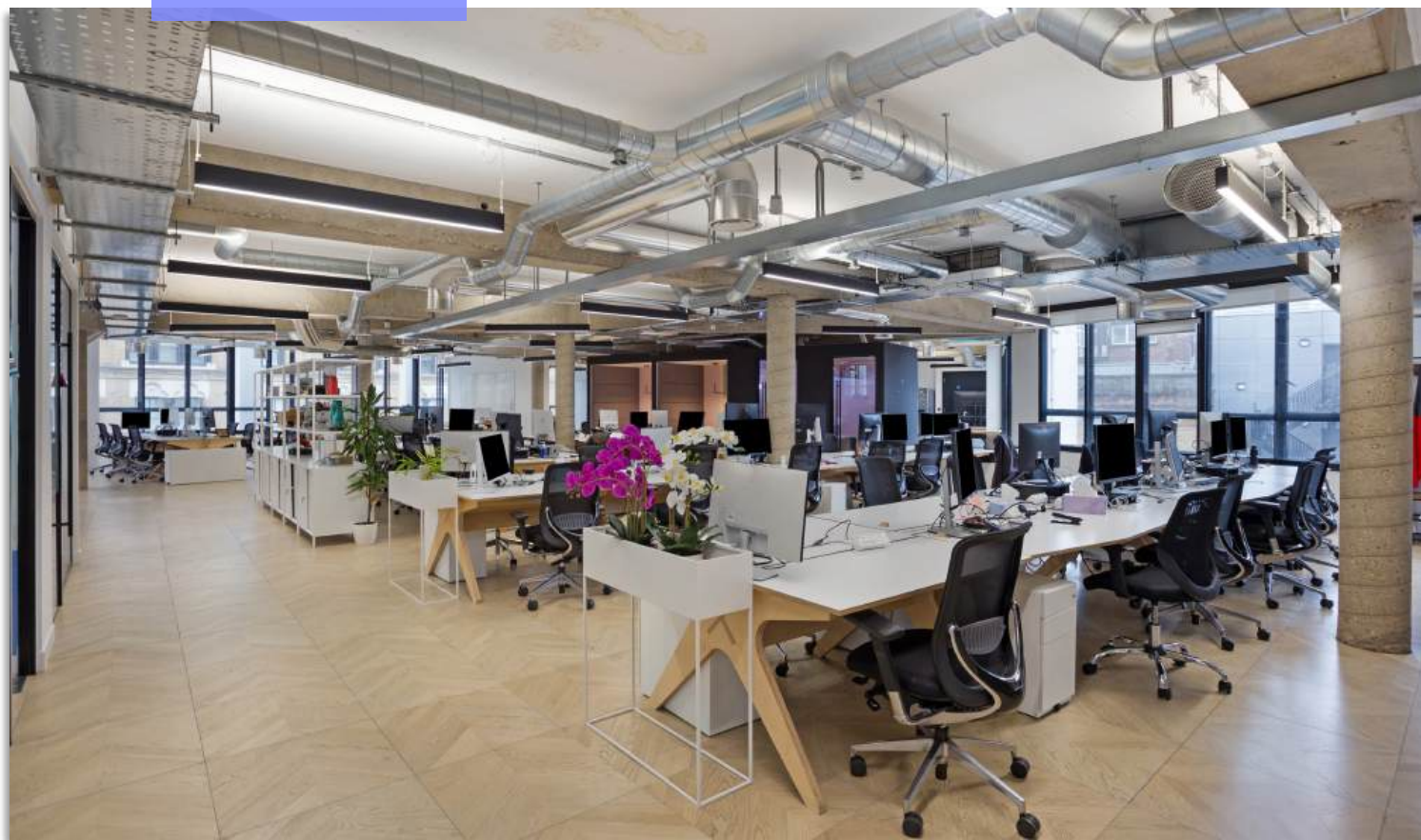


EXIT





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MAKING MOVES

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