

# Farringdon, London EC1M

## 20 Cowcross Street

Prime Class E Opportunity – Subject to Vacant Possession



### Location

The subject property is located in a prime location on Cowcross St, Farringdon, less than 100m from the entrance to the Elizabeth Line and underground stations.

Nearby occupiers include Ceru, The Rookery, GAIL's, Bouchon Racine, Starbucks and Fritz Hansen.

### Demise

The property is arranged over ground and basement floors and provides the following approximate net internal floor areas:

Ground Floor	1,161 sq ft	108 sq m
Basement	1,195 sq ft	111 sq m
Total	2,356 sq ft	219 sq m

### Tenure

A new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

### Rent

£150,000 per annum exclusive.

### Rates

Rateable Value (from April 2026)	£122,000
Rates Payable (from April 2026)	£70,150 p.a

Interested parties are advised to make their own enquiries to Islington Council on 020 7527 2000.

**EPC and Service Charge Available upon request.**

For further information or to arrange a viewing please contact:

**forge**

020 7190 9801

forge.co.uk

Liam Jones  
07990 335 016  
liam@forge-cp.com

Amy Kenningham  
07393 764 822  
amy@forge-cp.com

