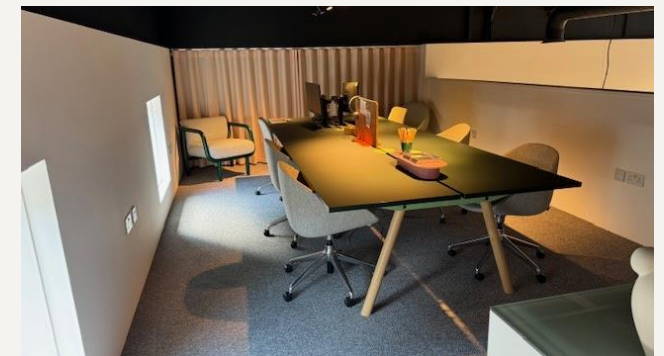


A high-angle photograph of a modern interior space, likely a lounge or office area. The room features a large glass wall on the right side, offering a view of the street outside. The ceiling is equipped with a black track lighting system. The floor is a light-colored, polished concrete. In the foreground, there is a grey sofa with some items on it. To the left, a green armchair and a small white table are visible. In the center, there is a red armchair and a black armchair. To the right, there is a grey armchair and a small round table. A black metal railing runs across the middle of the room. On the wall to the left, there is a poster that says "Infinite Possibility".

Susskind.

6 Bakers Yard, EC1

Bakers Yard is situated within a mews site just off Farringdon Road. The ground floor unit in this warehouse building offers fantastic ceiling heights, with a self-contained entrance – perfect for media/creative occupiers looking for a showroom/office space in the heart of Farringdon.



6 Bakers Yard, EC1

Summary

Industrial style showroom/office unit with fantastic ceiling height ready for occupation from October 2024.

Features

- Industrial style space
- Fantastic ceiling height
- Excellent natural light
- Self-contained entrance
- Mezzanine floor
- Courtyard
- Central heating
- Kitchenette
- Self-contained WC’s

Transport

- Farringdon
- Chancery Lane

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

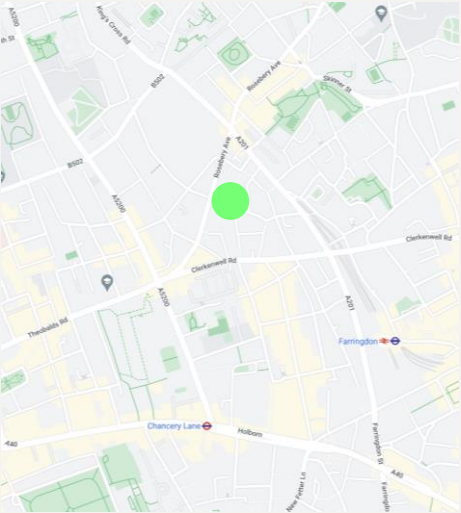
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM (Inclusive)	Status
Ground	1,300	£65.00	£5.00	£10.19	£8,687.25	Available
Total	1,300	£65.00	£5.00	£10.19	£8,687.25	Available

*Interested parties should make enquiries with the local authority.

Map



Google Maps™ mapping service

6 Bakers Yard, EC1

Viewing via sole agents

For further information and inspections please contact sole agents:

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07702 643 317
Roni@susskind.london

Elle Whayman
07791 785 253
Elle@susskind.london

Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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