

Compton

*For Rent*  
**29-31 Saffron Hill  
Farringdon EC1**



Fully fitted and newly redecorated  
2nd floor office, ideally located  
moments from Farringdon Station

**For Rent**

29-31 Saffron Hill  
Farringdon EC1N

**Size**

2,334 Ft<sup>2</sup>

**Rent**

£42.50 per sq ft

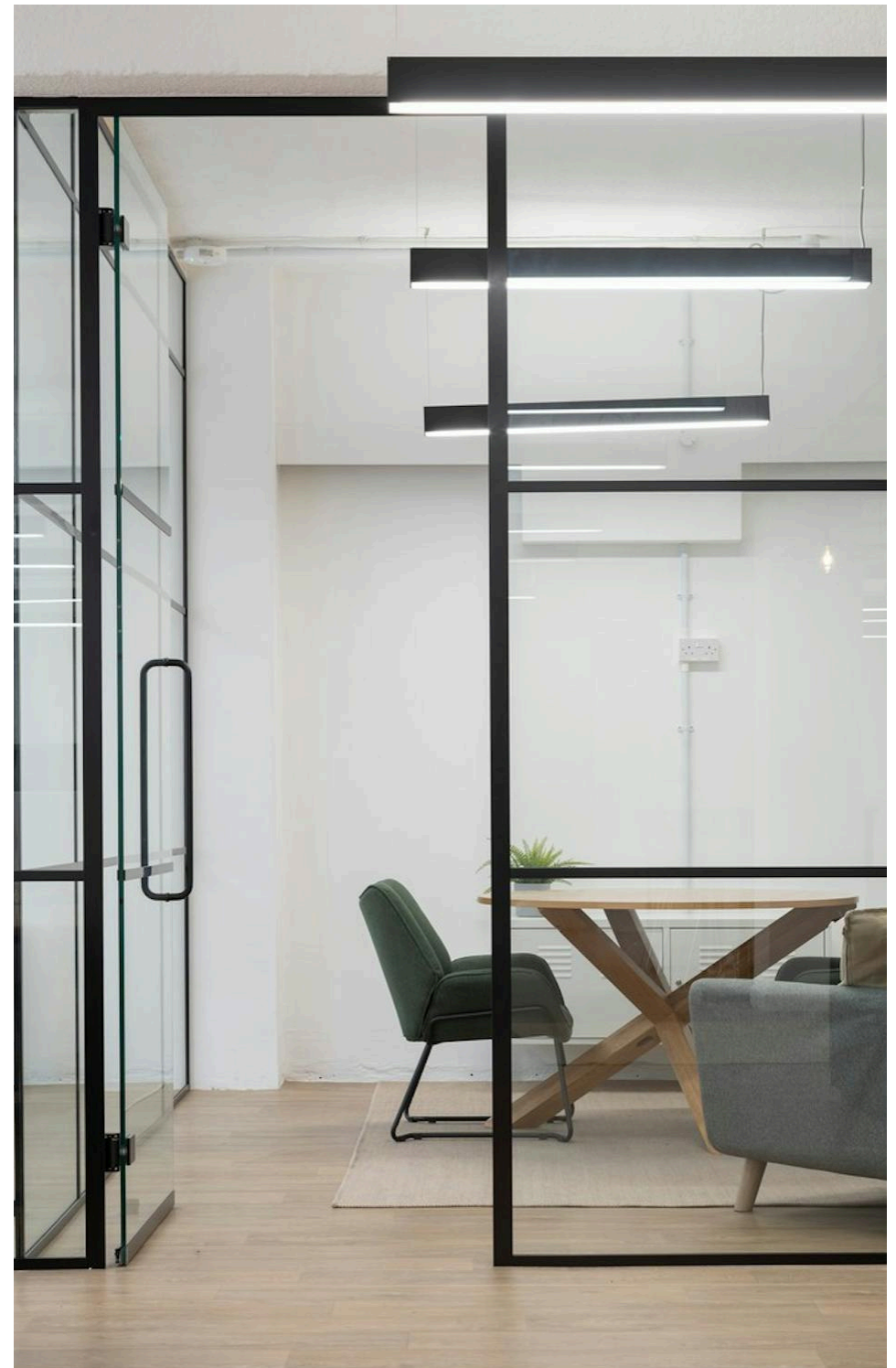
**Fitout**

Fitted

**Description**

The office is arranged to provide 28 desks, with the flexibility to accommodate additional workstations if required. Excellent natural light flows throughout the space, creating a bright, comfortable and productive working environment.

The floor is fully fitted and ready for immediate occupation, with two well-proportioned meeting rooms, a dedicated breakout area and a fitted kitchenette, making it ideal for modern, collaborative working. The accommodation has been newly refurbished and benefits from air conditioning throughout, offering a high-quality, turnkey solution for an incoming occupier.



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*For Rent*

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*Kitchen*

**Size**

2,334 Ft<sup>2</sup>

**Rent**

£42.50 per sq ft

**Fitout**

Fitted

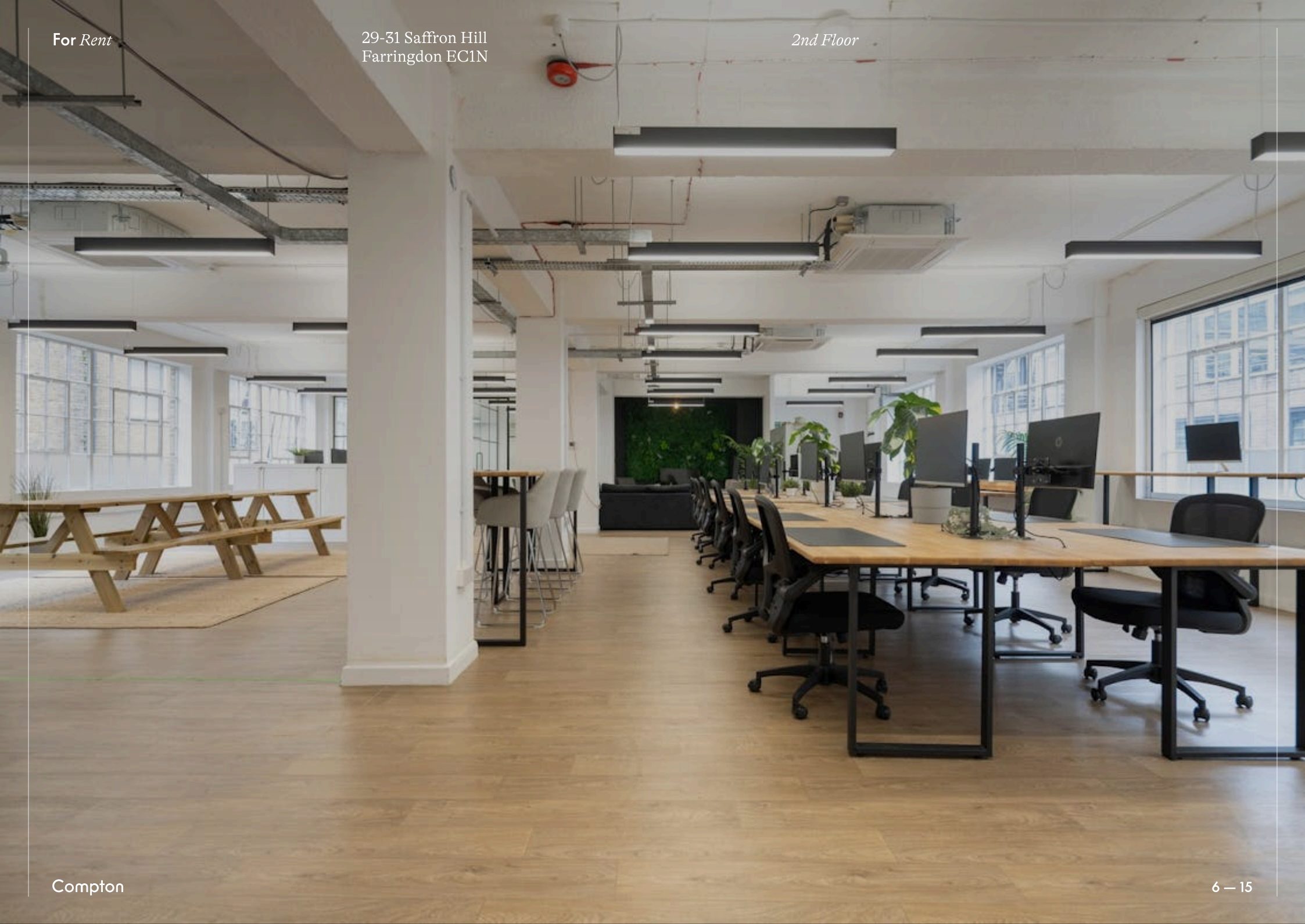


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For Rent

29-31 Saffron Hill  
Farringdon EC1N

2nd Floor



*For Rent*

29-31 Saffron Hill  
Farringdon EC1N

*2nd Floor*



*Breakout Space*



For Rent

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Farringdon EC1N

Location

29-31 Saffron Hill is located in the heart of Farringdon, one of London's most established and well-connected office districts.

The property benefits from excellent transport connectivity, with Farringdon Station and Barbican Station nearby. Farringdon's Elizabeth Line services provide fast and efficient links across London, including quick connections to Liverpool Street and Tottenham Court Road, as well as direct access to Heathrow Airport in approximately 40 minutes.

The surrounding area offers an outstanding range of amenities, with a wide selection of cafes, bakeries, restaurants and bars all within easy walking distance, making it an attractive location for both occupiers and employees.

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Breakout Space

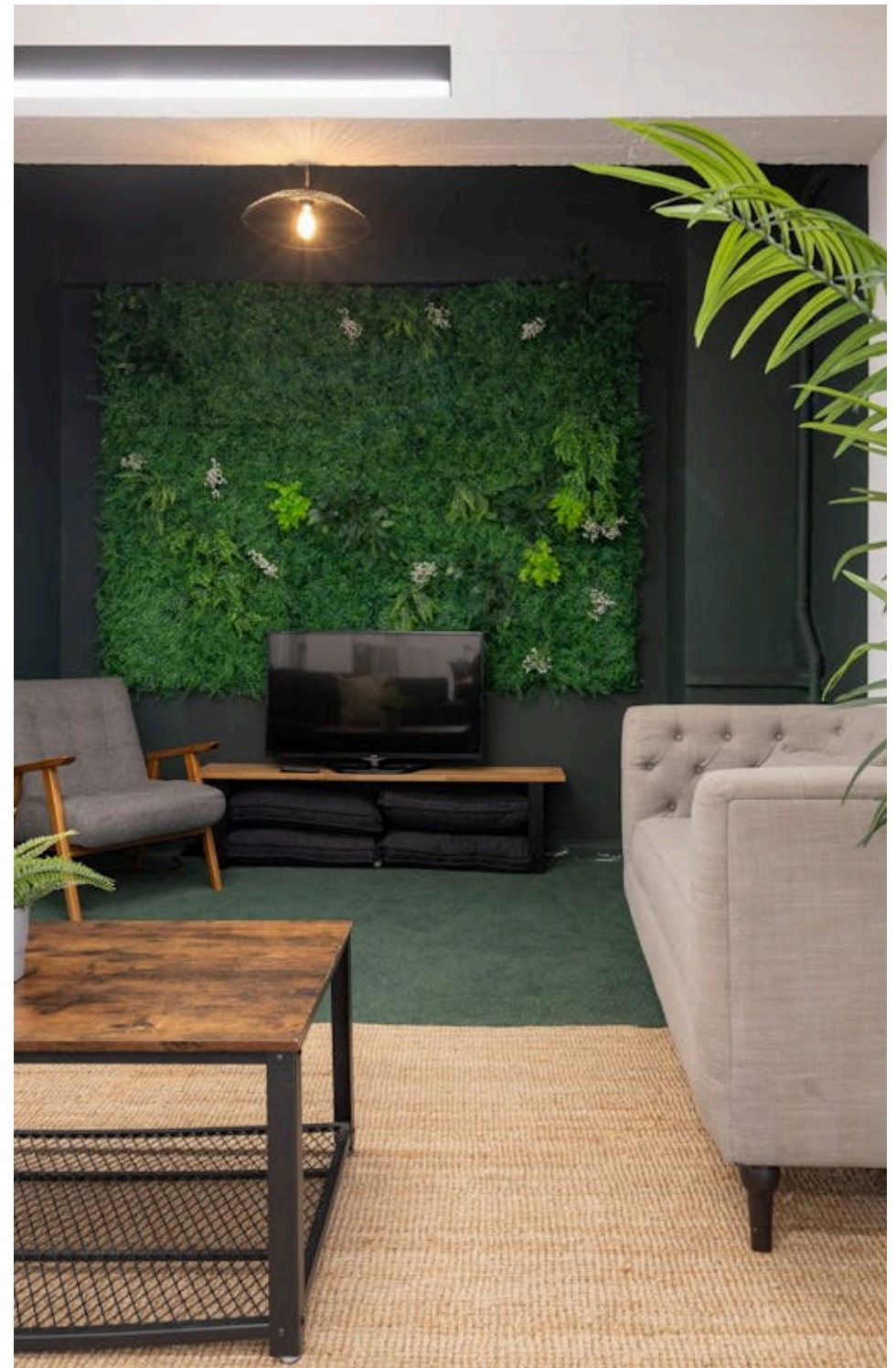


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**Amenities**

- Modern Lighting Throughout
- Abundant Natural Light
- 2x Meeting Rooms in situ
- Kitchenette in situ
- Great Floor to Ceiling Heights
- Moments from Farringdon Station
- 28 desks in situ with capacity to add more
- Air conditioning in situ

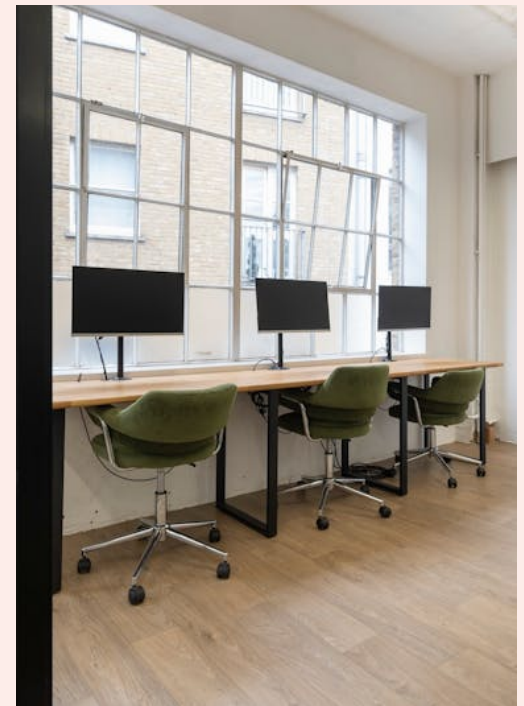


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2nd Floor



2nd Floor

For Rent

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
2nd	2,334	£42.50	£20.57	£9.57	£72.64	£14,128.48	£169,541.76	Available

**For Rent**

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Farringdon EC1N

**Tenure**

New Lease

**Availability**

Available Immediately

**VAT**

Not applicable. The building is not elected for VAT.

**Compton Concierge**

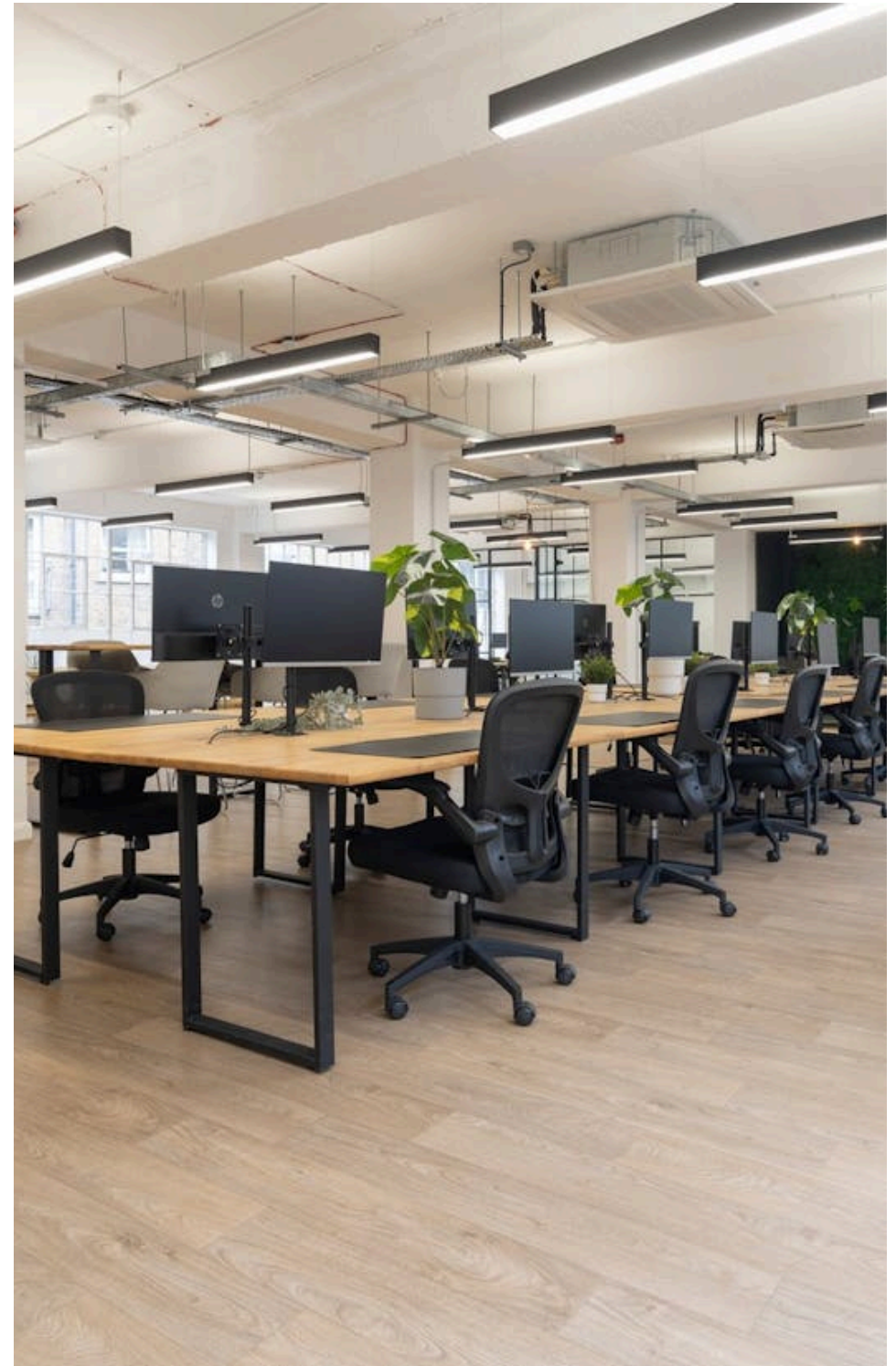
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**Content**

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Contact Us

compton.london

020 7101 2020

enquiries@compton.london

All appointments to view must be arranged via sole agents, Compton, through:



**Alex Sugar**

as@compton.london

0207 101 2020 | 07585 793 379



**Elliott Stern**

es@compton.london

0207 101 2020 | 07834 918700