



Victorian warehouse office building available to let. All floors  
being offered **FULLY FITTED FROM Q1 2025.**

## 2 Pear Tree Court

Farringdon, EC1R 0DS

Office

# TO LET

**1,761 to 8,246 sq ft**

(163.60 to 766.08 sq m)

- Flexible floor plates flooded with natural light
- VRF air conditioning
- Exposed ceiling with linear LED lighting
- Double Height Reception
- Floor-to-ceiling heights of 2.9m on a typical floor
- 29 Bike racks, lockers & showers
- Original sash windows

Summary

Available Size	1,761 to 8,246 sq ft
Rent	£62.50 - £82.50 per sq ft pax
Rates Payable	£30 per sq ft est pa
Service Charge	£12.50 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	A (20)

Description

2 Pear Tree Court offers 14,172 sq. ft. of CAT B offices in a Victorian warehouse over five floors, served by a passenger lift.

The 4th floor has its own unique mezzanine floor. Bicycle racks and showers can be found on the ground floor.

Accommodation

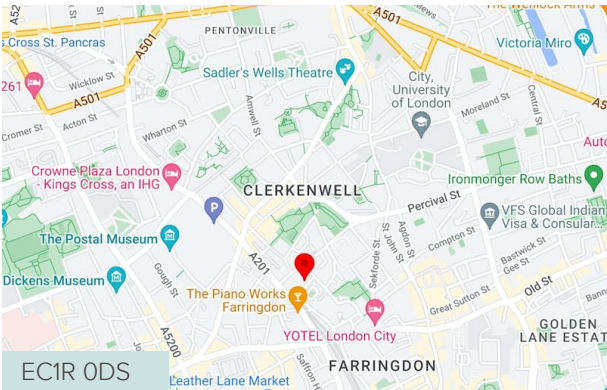
The accommodation comprises the following NIA(s):

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
4th - Mezzanine (Cat B option)	1,067	£82.50	£30	£12.50	£11,114.58	£133,375	CAT B
4th - (Cat B option)	2,316	£82.50	£30	£12.50	£24,125	£289,500	CAT B
1st - (Cat B option)	3,102	£79.50	£30	£12.50	£31,537	£378,444	CAT B
Ground - (Cat B option)	1,761	£62.50	£30	£12.50	£15,408.75	£184,905	CAT B

Terms

A new lease(s) direct from landlord is available for a term by arrangement.

Managed solutions can be offered at all inclusive rents of £150 - £175 per sq ft pa.



Viewing / further information

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