

Compton

Farringdon

1 Crawford Passage
EC1R 3DP

Self-contained characterful office/showroom space with interconnecting staircase and its own front door available moments from Farringdon.

For Rent
2,575 ft²

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Location

1 Crawford Passage is situated in a prime Farringdon location, approximately 250 metres from Farringdon Station's Turnmill entrance providing access to the new Elizabeth Line (Crossrail), Thameslink and London Underground network.

Crossrail: Tottenham Court Road (2 mins), Bond Street (4 mins), Paddington (8 mins), Heathrow Airport (31 mins).

Both Leather Lane and Exmouth Street Markets are within a 5 minute walk offering an array of street vendors, bars, cafes and restaurants.

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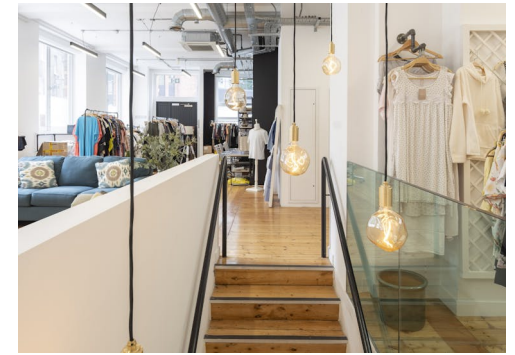
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Description

1 Crawford Passage presents a rare opportunity to lease a striking, self-contained office/showroom space totaling approximately 2,575 sq ft. Set across the ground and lower ground floors, the space is connected by an internal staircase and benefits from its own dedicated entrance, offering autonomy for any occupier.

The property is full of charm and original character, showcasing features such as exposed brickwork, excellent natural light, and generous floor-to-ceiling heights. These elements combine to create a creative, loft-style environment that suits a variety of occupiers, from design studios and tech companies to boutique agencies or destination retail/showroom use. The open floor plates allow for versatile configurations, while the split-level layout provides a natural separation of functions such as client-facing areas, breakout zones, and focused workspace.

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Content

View on Website



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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
Unit - Ground & Lower Ground	2,575	£57.50	£15	n/a	£72.50	£15,557.29	£186,687.50	Available

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Contact Us

All appointments to view must
be arranged via sole agents,
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