

50 KINGSWAY PLACE, EC1R
OFFICE TO LET
1,026 SQ. FT.



HURFORD

SALVI

CARR

DESCRIPTION

The unit extends to approximately 1,026 sq. ft. (GIA) and is accessed via stairs within the development. It provides a bright, well-proportioned main office with high ceilings and natural light, two additional meeting rooms, a kitchenette, and two WCs. The property includes a private secure storeroom accessed internally and has been recently redecorated.

LOCATION AND TRANSPORT

The building is in the heart of Clerkenwell, a global referent for design and architecture firms, full of renowned restaurants, bars and shopping options. Farringdon rail and underground offers direct connections to three London Airports and three underground lines, as well as many bus lines in the vicinity.

MAIN FEATURES

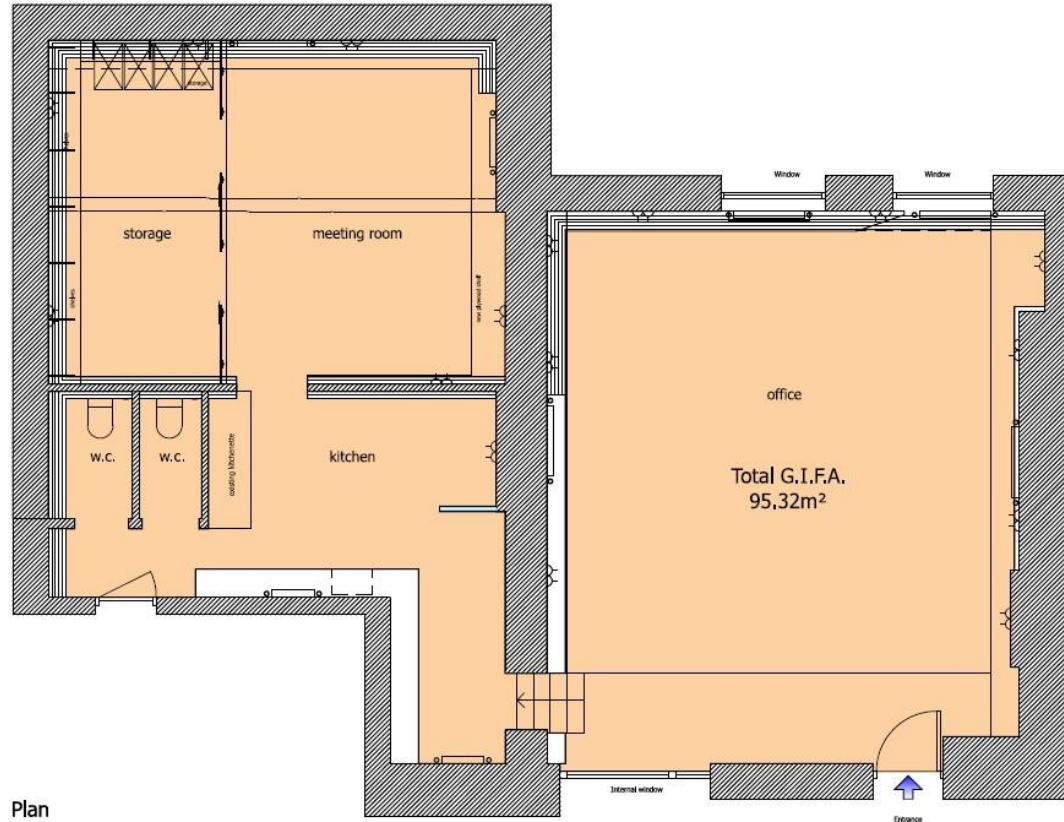
- 1,026 sq. ft. (GIA)
- High ceilings and large windows
- Two meeting rooms and separate conference area
- Kitchenette and two WCs with modern fittings
- Period and industrial character throughout
- CAT 5/6 cabling installed
- Fibre broadband available (BT & Virgin, tenant to contract directly)
- Central heating and water included in service charge
- Heat reclamation ventilation to meeting rooms and WCs
- Secure gated access with fob entry and onsite porter
- Landscaped communal gardens
- Porter's lodge (7am–7pm, weekdays)
- Large secure storeroom within the unit



£35,000 per annum exclusive

INDUSTRIAL FEATURES

1,026SQ.FT.



Plan



Plan for illustration purposes only

Drawing 50KP/01

Unit 50
Lower Ground floor
Kingsway Place, Sans Walk, London
EC1R 0LU
07/2016



IMPORTANT NOTICE

Whilst every care has been taken to ensure accuracy, these particulars do not constitute part of any offer or contract. All measurements are given as a guide only. Internal room measurements are accurate to within +/- 3 inch. No liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statements in these particulars, during negotiations or otherwise, any representation or warranty in relation to this property. The specification for this property may not include fixtures, fittings and finishes show in the photographs and illustrations, which are indicative only. The information given in this document has been provided by the vendor and we have not requested copies of the relevant documents to substantiate this information. *Service Charge figures are for the 12 month period (unless otherwise stated) as provided by the client. Figures may include sinking / reserve fund contributions.

EPC CURRENT
RATED D 83

LOCAL AUTHORITY
L.B. OF ISLINGTON

BUSINESS RATES
APPROX £6.50 PSF.

SERVICE CHARGE
APPROX: £5 PSF.

LEASE
A NEW F.R.I. LEASE

LEGAL COSTS
EACH PARTY TO BEAR THEIR OWN

PARKING
BY SEPARATE NEGOTIATION

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