



TO LET

875 SQ FT
(81.29 SQ M)

£37.50 PER SQ FT

Fitted offices of 875 sq ft to
let in EC1

- Fitted
- Cooled
- Timber floors
- Own WC's
- Passenger lift

Summary

Available Size	875 sq ft
Rent	£37.50 per sq ft
Rates Payable	£19.66 per sq ft
Rateable Value	£31,000
Service Charge	£6.21 per sq ft
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The office is fully self-contained and comprises of the entire top floor, arranged as a large open plan area, kitchenette, store cupboard and WC.

The floor is double aspect with good ceiling height and excellent natural light, with wood flooring throughout.

Location

The building is situated on the west side of Farringdon Road, just north of the junction with Clerkenwell Road, close to Exmouth Market and Clerkenwell Green.

Accommodation

The accommodation comprises of the following

Name	sq ft	Tenure	Rent	Availability
5th	875	To Let	£37.50 /sq ft	Available
Total	875			

Specification

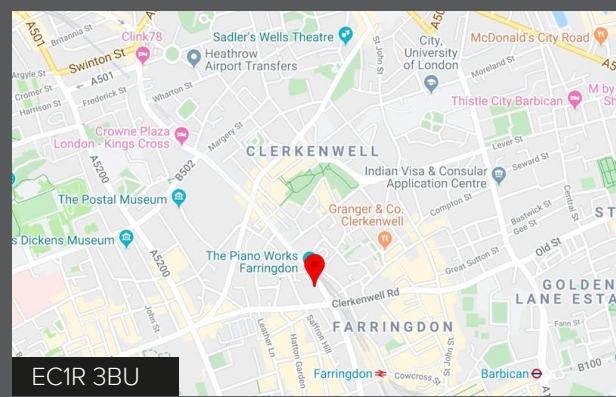
Comfort cooling
Wood floors
Passenger lift
Structured cabling (not tested)
Plastered ceilings
Kitchenette
Video entry system
Own WC's
Good natural light

Viewings

By appointment through sole agents

Terms

A new lease is available for a term by arrangement, direct from the landlord.



Viewing & Further Information



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