

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

**SMART, FITTED OFFICE SPACE
1,065 SQ FT approx.**

5 MINUTES FROM FARRINGDON STATION

SECURE ONSITE PARKING AVAILABLE

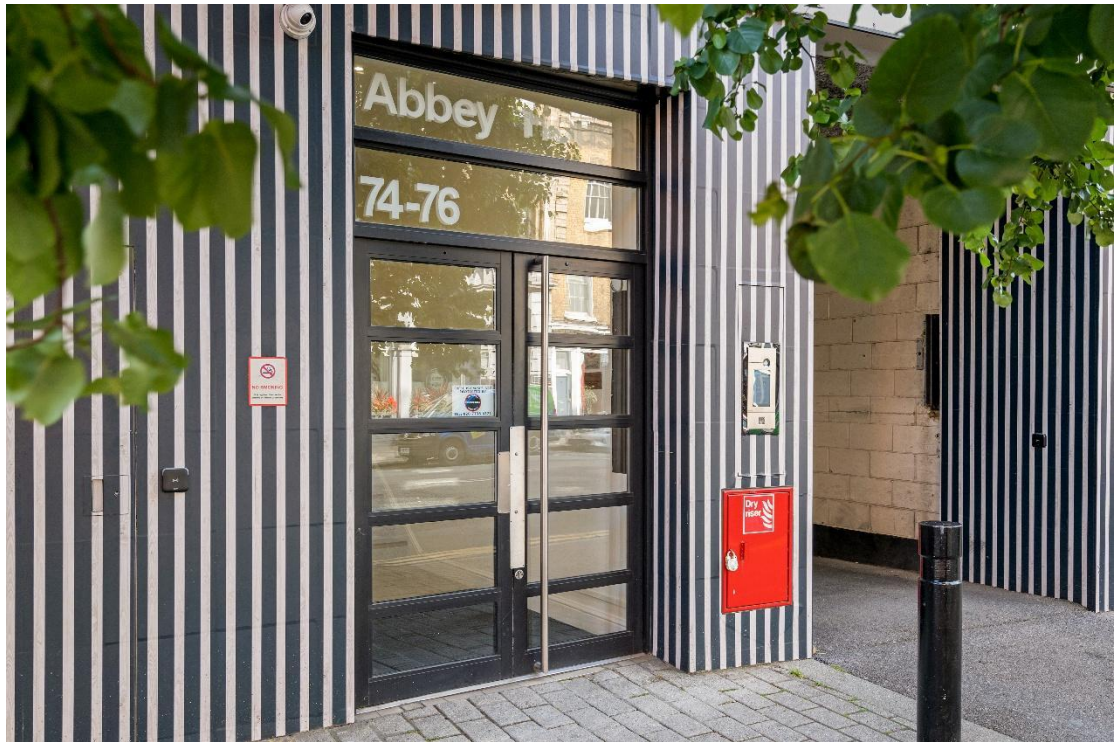


**ABBEY HOUSE, 74-76 ST JOHN STREET
LONDON EC1M 4DT**

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LOCATION	<p>Situated on the east side of St John Street, the Building is located in the heart of Clerkenwell, with Farringdon station only a 5 minute walk away (Elizabeth, Circle, Hammersmith & City, Metropolitan lines and National Rail (Thameslink)). Also within easy reach are the area's best restaurants, coffee shops and drinking places, including ; Luca, St. John, Vinoteca, Smiths, Brutto, Bouchon Racine, Gail's and Fox & Anchor.</p>	
DESCRIPTION	<p>The premise comprise the 1st floor of a retro style office building, boasting views of the famous Charterhouse Estate, whose origins date back to the 14th century.</p> <p>The Building has recently undergone refurbishment and has a smart entrance, lift, electronic door entry system, showers and secure cycle storage.</p> <p>The Building also benefits from onsite underground car and vehicle parking.</p>	
AREA <i>(all measurements are stated approx.)</i>	1 st floor	1,065 sq ft/98.11 sqm
AMENITIES	<p><i>Retro style office building</i></p> <p><i>Brilliantly located in the heart of Clerkenwell</i></p> <p><i>Views of the Charterhouse</i></p> <p><i>Secure onsite car and vehicle parking</i></p> <p><i>Passenger lift</i></p> <p><i>Secure cycle storage</i></p> <p><i>Shower facilities</i></p>	<p><i>Excellent natural light</i></p> <p><i>Fitted office space</i></p> <p><i>High speed internet</i></p> <p><i>Meeting room</i></p> <p><i>Comfort cooling</i></p> <p><i>Kitchenette</i></p> <p><i>Air conditioning</i></p>
ANNUAL RENT	£56,445 PAX /£53.00 psf	

VAT	The premises is elected for VAT. The Landlord charges VAT on all outgoings.
ANNUAL BUSINESS RATES (PAYABLE)	£14,970 per annum /£14.06psf. Interested parties are advised to confirm the information provided with London Borough of Islington, Business Rates Department.
SERVICE CHARGE	£16,823 per annum /£15.80 psf inclusive of heating and cooling,
TENURE	New lease to be granted outside the provisions of section 24-28 of the Landlord & Tenant Act 1954.
EPC	C/68
VIEWING	Through agents

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