

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

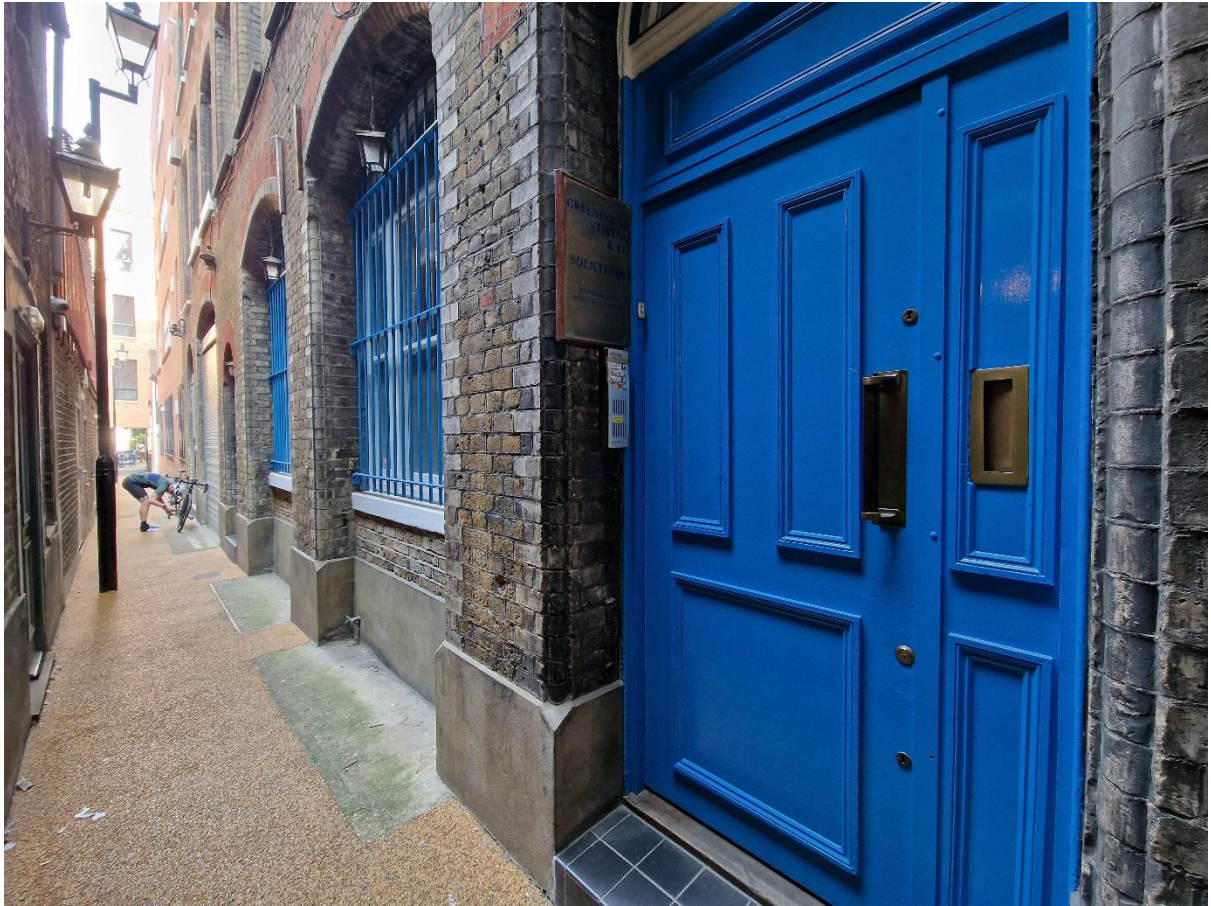
TO LET

**OFFICES
/ CLASS E PREMISES
423-2,151 SQ. FT.**



**1-2, FAULKNER'S ALLEY, OFF COWCROSS STREET,
LONDON EC1M 6BY**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.







LOCATION

Situated on the east side of Faulkner’s Alley, a small thoroughfare immediately off Cowcross Street, linking Benjamin Street. The Building is brilliantly located in the heart of Farringdon, with Farringdon station only a 1 minute walk away (Elizabeth, Circle, Hammersmith & City, Metropolitan lines and National Rail (Thameslink)). Also within a stone’s throw are the area’s best restaurants, coffee houses and drinking places, including ; Brutto, Bouchon Racine, Luca, Gail’s, Paul, Bench, Gordon Ramsay, Smiths, Vinoteca and The Hope.

AREA

(all areas are stated apx. NIA)

Ground	332 sq ft	30.80 sqm
Basement	506 sq ft	47.00 sqm
First	423 sq ft	39.50 sqm
Second	445 sq ft	41.50 sqm
Third	445 sq ft	41.50 sqm
TOTAL	2,151 sq ft	200.30 sqm

ACCOMMODATION The available accommodation comprises open plan , recently refurbished office space within an attractive period building.

The ground floor and basement can be let separately with their own entrance and may suit a showroom, medical or retail user.

The premises have an excellent floor to ceiling height, large windows, a smart entrance area, newly refurbished WCs, numerous original, architectural features and two entrances.

AMENITIES

- * newly carpeted and decorated including main staircase and WCs
- * central heating
- * Kitchenette
- * Entry phone system
- * 24 hour access
- * Intruder alarm
- * Meeting room

RENT

Ground floor and basement £45,000 pax

1st , 2nd and 3rd floors £17,500 pax per floor

RATES **Ground floor and basement**

The Rateable Value of the property is £15,750.
Rates payable are £7,859 per annum.

A 40% reduction is available under the Retail, Hospitality and Leisure scheme. Interested parties are advised to confirm this and check their eligibility with Islington Council.

1st,2nd and 3rd floors

The Rateable Value of the property is £11,750 (1st floor), £11,750 (2nd floor) and £11,250 (3rd floor).

1st floor rates payable £5,863 per annum.

2nd floor rates payable £5,863 per annum.

3rd floor rates payable £5,614 per annum.

100% relief from business rates is available under the Small Business Rates Relief Scheme. Interested parties are advised to confirm this and check their eligibility with Islington Council.

SERVICE CHARGE Tbc

VAT The property is not elected for VAT. No VAT is charged by the Landord on outgoings.

LEASE A new lease(s) is available by arrangement direct from the Freeholder.

LEGAL COSTS Each party to be responsible for their own legal costs.

EPC C/52

VIEWING By appointment with sole agent

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