

PROPERTY PARTICULARS

One St. John Street | Smithfield | London | EC1 M4AA
Tel: 020 7251 9226 | Fax: 020 7253 7480 | agency@jarviskeller.co.uk

Property Consultants
& Estate Agents

TO LET

ATTRACTIVE SHOWROOM UNIT

BY CHARTERHOUSE SQUARE



7-8 CARTHUSIAN STREET, LONDON EC1M 6EB

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.







7-8 CARTHUSIAN STREET, LONDON EC1M 6EB

LOCATION The premises are located on the north side of Carthusian Street very close to the busy junction with Aldersgate Street, and a stones throw from Charterhouse Square, a landmark location in Clerkenwell. Transport connections are excellent with Barbican and Farringdon stations within 5 minutes walk (Metropolitan, Hammersmith & City, Circle, Elizabeth lines and National Rail).

DESCRIPTION The premises comprises a newly fitted out ground floor and basement showroom unit within an attractive, mid-terrace period building. The premises benefits from full height glazed frontage.

AREA	Ground floor	1,150 sq ft/ 106.84 sqm
<i>All areas are stated approximate</i>	Basement	350 sq ft /32.5 sqm
	TOTAL	1,500 sq ft/139.34 sqm

AMENITIES	* Excellent frontage	* Self contained
	* Excellent ceiling height	* Good natural light
	* Wooden floor	* Exposed brickwork
	* 2 WCs	* Kitchenette
	* Air con(not tested)	* Skylight

RENT The current passing rent is £58,000 pax, increasing to £59,500 pax from 2nd December 2025.

PREMIUM Offers invited.

TENURE Assignment of lease to 1st December 2032 with tenant only break option on 1st December 2027 and open market rent review on standard terms on 2nd December 2027.

EPC B/44

BUSINESS RATES We understand that the rateable value of the premises is £43,750. **This is not the rates that you pay.** The rates payable is based on the uniform business rates percentage, currently 49.9 pence in the £ for 2025/26. Accordingly rates payable are estimated at £21,831 per annum, prior to relief. Under the retail, hospitality and leisure relief scheme, rate payable reduces by 40% from 1st April 2025 to 31st March 2026 to **£13,099**. Interested parties are advised to check this information with Islington council and confirm eligibility.

USE Showroom/retail.

VIEWING By appointment with sole agents :-
JARVIS KELLER – 020 7251 9226
john@jarviskeller.co.uk
07876 245 302