

PROPERTY PARTICULARS

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

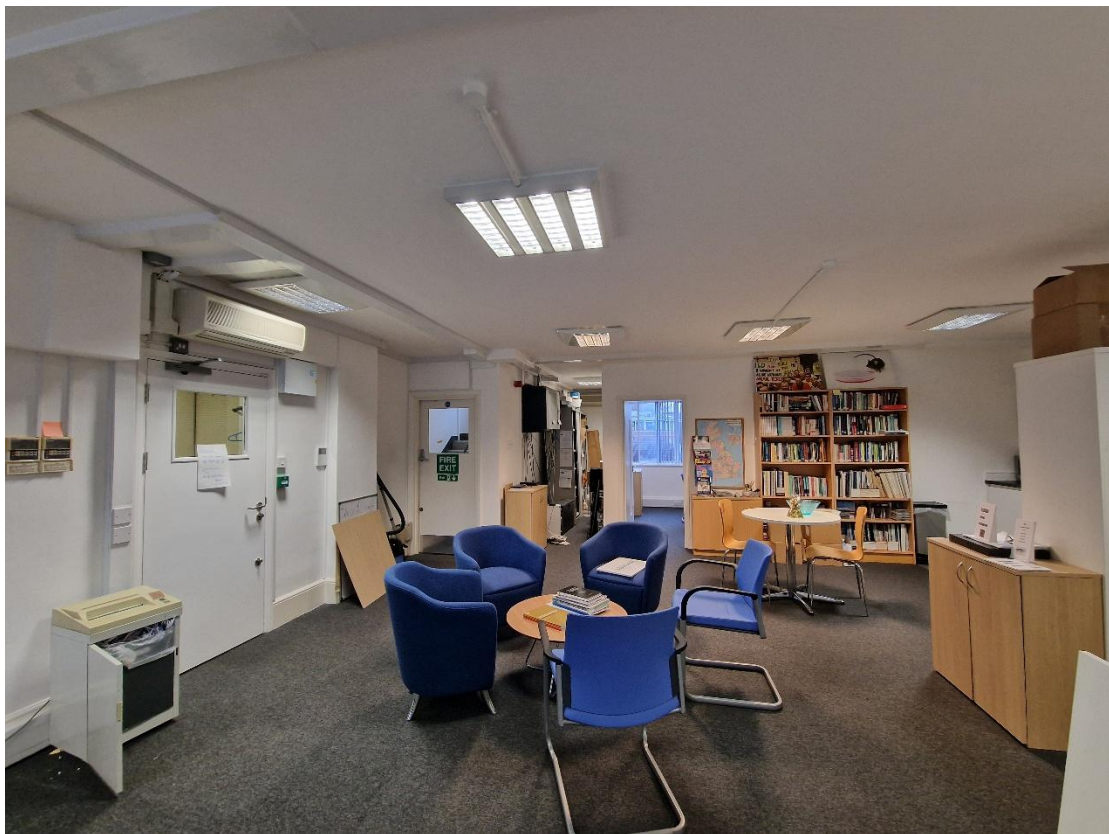
Property Consultants
& Estate Agents

TO LET

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

5 MINUTES FROM FARRINGDON STATION

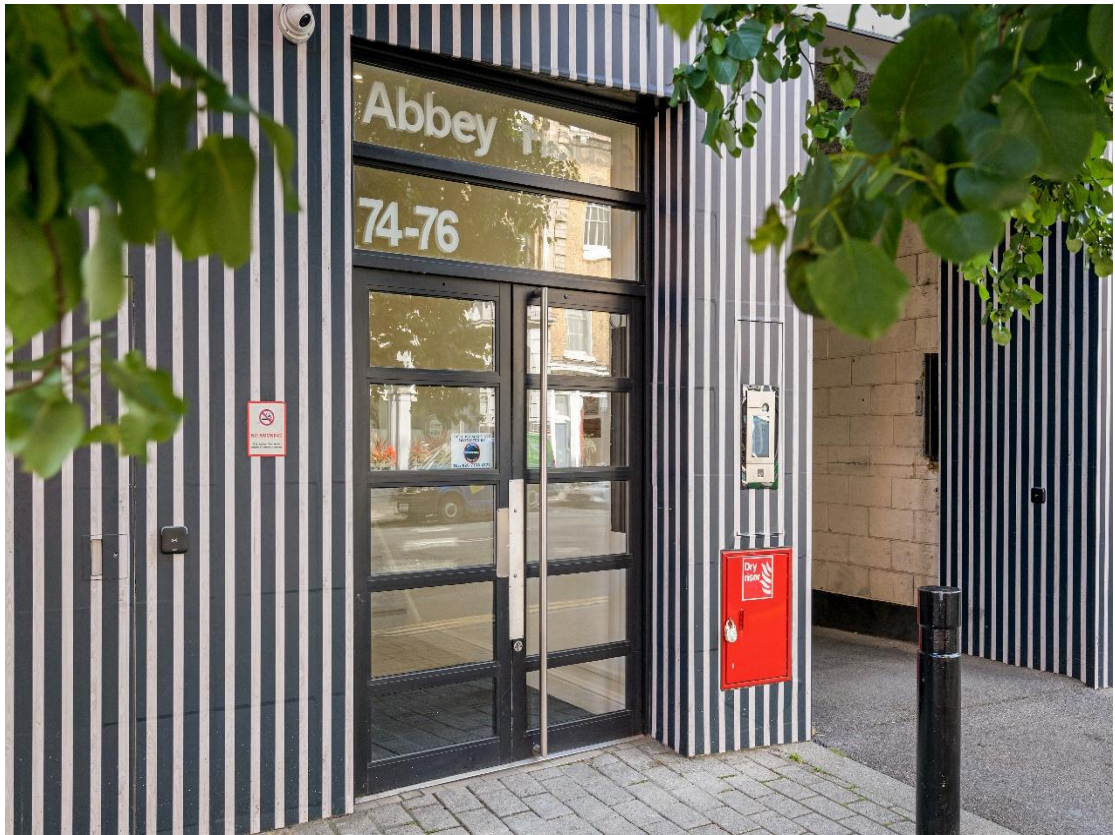
SECURE ONSITE PARKING AVAILABLE



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

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

LOCATION 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.

DESCRIPTION The premise comprise the 4th floor of a retro style office building, boasting views of the famous Charterhouse Estate, whose origins date back to the 14th century.

The Building has recently undergone refurbishment and has a smart entrance, lift, electronic door entry system, showers and secure cycle storage.

The Building also benefits from onsite underground car and vehicle parking.

AREA 4th floor 1,065 sq ft/98.94 sqm
(all measurements are stated approx.)

AMENITIES

<i>Retro style office building</i>	<i>Excellent natural light</i>
<i>Brilliantly located in the heart of Clerkenwell</i>	<i>Fitted office space</i>
<i>Views of the Charterhouse</i>	<i>High speed internet</i>
<i>Secure onsite car and vehicle parking</i>	<i>Meeting room</i>
<i>Passenger lift</i>	<i>Comfort cooling</i>
<i>Secure cycle storage</i>	<i>Kitchenette</i>
<i>Shower facilities</i>	<i>Air conditioning</i>

ANNUAL RENT	£47,925 PAX /£45.00 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/75
VIEWING	Through agents

JARVIS KELLER
020 7251 9226

john@jarviskeller.co.uk
07876 245 302