

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET 620 SQ FT OFFICE/SHOWROOM/WORKSHOP



4th FLOOR, 32-34 GREVILLE STREET, LONDON EC1N 8TB

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	The property is situated on the north side of Greville Street at the junction with Kirby Street.
	Farringdon underground station (Circle, Hammersmith & City and Metropolitan lines) , Crossrail and National Rail is a three minute walk away. Chancery Lane underground station is also a short walk away (Central line).
DESCRIPTION	Comprising a fourth floor suite within an imposing period building.
AREA	Unit A 620 sq ft/57.60sqm
	<i>All measurements are stated approx.</i>
AMENITIES	<ul style="list-style-type: none"> * 4 person lift * Air conditioned * Good natural light * Central heating * Meeting room * Kitchenette * CCTV
ANNUAL RENT	£26,000 pax
BUSINESS RATES	The rateable values of the unit is £19,250. This is not the rates you pay. Rates payable are apx. £9,606 per annum. However, interested parties are advised to make their own enquiries. Relief may be available.
SERVICE CHARGE	£2,600 p.a. to include central heating and water.
VAT	The building is not elected. VAT is therefore not charged on outgoings.
EPC	Upon request.
LEASE	New lease available by arrangement direct from the Freeholder.

VIEWING

Through Agents
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