

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, FURNISHED **550 SQ FT MEDIA STYLE OFFICE** **5 MINS FROM FARRINGDON STATION**

**** 100% SMALL BUSINESS RATES RELIEF AVAILABLE ****

**** SHOWER & SECURE BIKE STORAGE ****



30 ST JOHN'S LANE, CLERKENWELL EC1M 4NB

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.



30 ST JOHN'S LANE, CLERKENWELL EC1M 4NB

LOCATION	<p>The premises are situated on the east side of St John's Lane, very close to St John's Square, in an area rich in local history.</p> <p>Farringdon Station is within 0.2 miles - Metropolitan, Hammersmith & City and Circle lines, Thameslink and Crossrail. Direct links are therefore available to the City, West End, Canary Wharf and three of London's five airports.</p>
DESCRIPTION	<p>The premises comprise an open plan, 3rd floor office with wood flooring, air conditioning, kitchenette, video entry system, "call booth" and a large demised separate storage room adjacent to the office. The Building also benefits from a shower, 3 WCs and secure cycle storage.</p> <p>The premises has been newly furnished with desks, meeting table and chairs.</p>
AREA <i>(all measurements are stated approx.)</i>	550 sq ft / 51.10 qm
AMENITIES	<ul style="list-style-type: none">* Fully fitted office* Good natural light* Kitchenette* Shower* Newly furnished* Separate storage* Air conditioning* Period property* Secure bicycle storage* "Call booth" room
RENT	£23,500 per annum exclusive
BUSINESS RATES	<p>We understand that the rateable value of the premises is £9,400. This is not the rates you pay. We understand that full relief from payment of business rates is available for parties qualifying for Small Business Rates Relief. We advise interested parties to obtain confirmation from the London Borough of Islington.</p>
SERVICE CHARGE	£4,000 p.a. to include gas central heating and hot water.
TENURE	A new, effective Full, Repairing and Insuring lease to be granted direct from the Freeholder.
LEGAL COSTS	Each party to pay their own legal costs.
EPC	C – 71
VIEWING	

Through sole agents
JARVIS KELLER

John Keller
07876 245 302
john@jarviskeller.co.uk