

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

CREATIVE OFFICE/CLASS E SPACE IN FORMER VICTORIAN SCHOOL



*** EXCELLENT TRANSPORT LINKS ***

*** 7 MINUTES WALK TO FARRINGDON, ELIZABETH LINE ***

47, KINGSWAY PLACE, SANS WALK, LONDON EC1R 0LU

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.







47, KINGSWAY PLACE, SANS WALK, LONDON EC1R 0LU

LOCATION	<p>The property is situated on the north side of Sans Walk within the Clerkenwell Green conservation area.</p> <p>The area is steeped in local history and very close to the green spaces of St James's Gardens and Spa Fields.</p> <p>Farringdon Station is within 10 minutes walking distance - Elizabeth line (Crossrail), Metropolitan, Hammersmith & City and Circle tube lines and Thameslink. Direct links are therefore available to the City, West End, Canary Wharf and three of London's five airports.</p> <p>Exmouth Market is also a moments walk away, with its many fashionable shops, restaurants, cafes and bars.</p>
DESCRIPTION	<p>Set within one of Clerkenwell's most recognised buildings, a Grade II Listed, Victorian former school, the premises comprise a largely open plan, lower ground floor office unit.</p> <p>The office has been fitted out and benefits from, air conditioning, several meeting rooms, shower, WC and kitchenette.</p>
AREA(<i>all measurements are stated approx.</i>)	Lower ground floor 1,750 sq ft /162.58 sqm
AMENITIES	<ul style="list-style-type: none">* Gated development* Use of well tended, private garden* Concierge/day porter* Charming original Victorian features* Good ceiling height* Open plan accommodation* Kitchenette* WCs (demised and common)* Air conditioning* Cycle parking
ANNUAL RENT	£50,000 PAX
VAT	We understand the property has been elected.

BUSINESS RATES	We understand that the rateable value of the property is £19,250. This is not the rates payable. Business rates payable are estimated at £9,606. Interested parties are advised to confirm this.
SERVICE CHARGE	Proper proportion.
TENURE	The premises are available on a new underlease, on terms to be agreed , to be granted outside the Landlord & Tenant Act.
USE	The premises can be used in line with the planning approval in force, which we believe to be Class E. Interested parties are advised to confirm this.
LEGAL COSTS	Each party is to bear their own legal costs.
EPC	C/63
VIEWING	Strictly by appointment through sole agents:-

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