

# PROPERTY PARTICULARS

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

Property Consultants  
& Estate Agents

**TO LET, 405-810 SQ FT**

**ATTRACTIVE OFFICE/STUDIO SUITES  
(MAY SUIT OTHER USES)**



Space being refurbished. Photos of 4<sup>th</sup> floor.

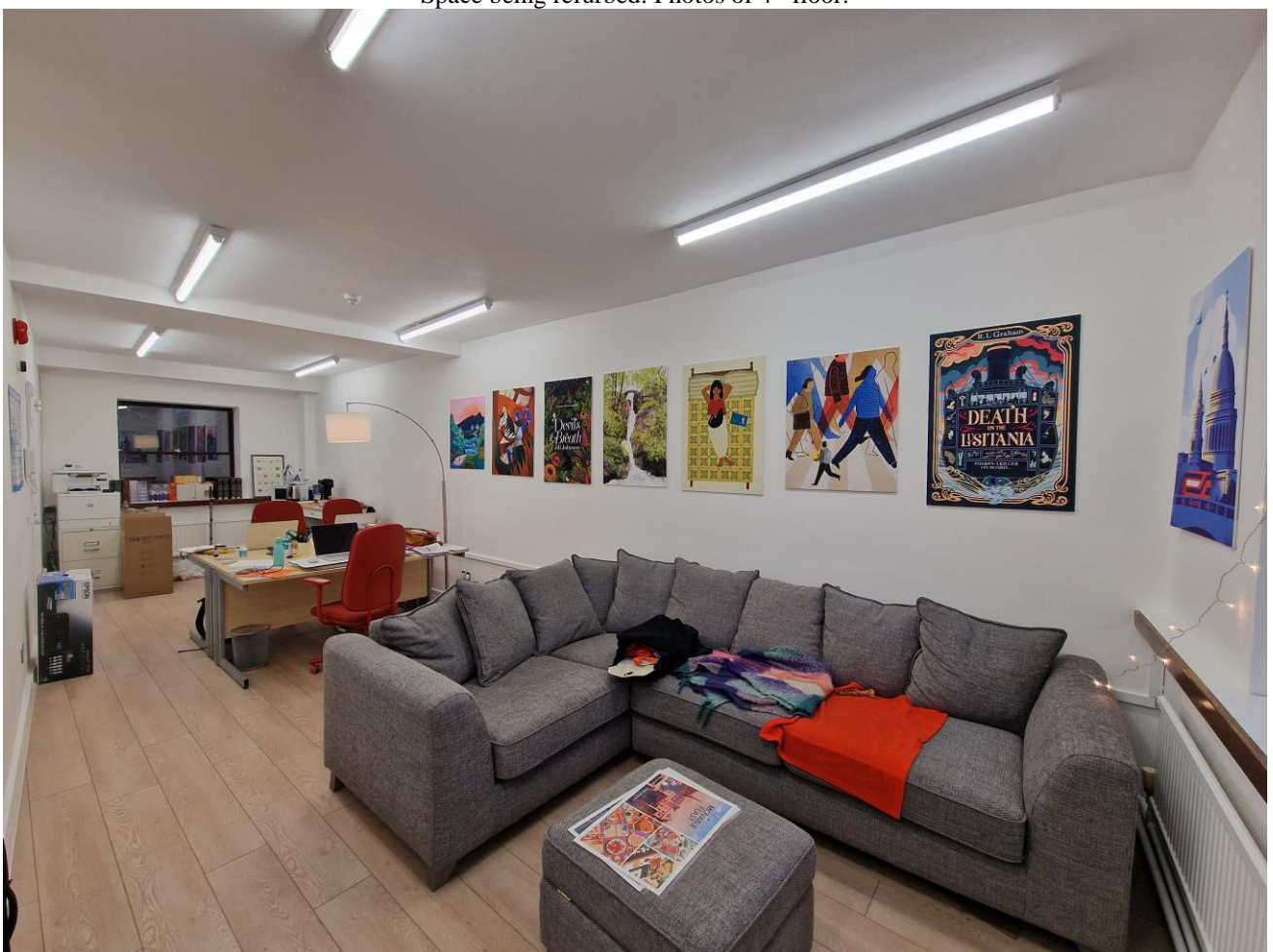
**\*\* VERY LOW BUSINESS RATES & NO VAT \*\***

**107 CHARTERHOUSE STREET, LONDON EC1M 6HW**

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.



Space being refurbished. Photos of 4<sup>th</sup> floor.



# 107 CHARTERHOUSE STREET, LONDON EC1M 6HW

**LOCATION** Located on the north side of Charterhouse Street, very close to the lovely Charterhouse Square and a few minutes walk away from Farringdon station (Circle, Hammersmith & City and Metropolitan lines) Crossrail (Elizabeth line) and Thameslink.

**DESCRIPTION** Attractive mid terrace period building, providing bright 1<sup>st</sup> and 3<sup>rd</sup> floor office/studio space with lift access.

**AREAS**

1 <sup>st</sup> floor	405 sq ft / 37.63 sqm
3 <sup>rd</sup> floor	405 sq ft / 37.63 sqm
<b>TOTAL</b>	<b>810 SQ FT / 75.25 SQM</b>

*All areas are stated approx.*

**AMENITIES**

- \* Open plan
- \* Good natural light
- \* Newly refurbished
- \* Gas central heating
- \* Kitchenette
- \* Lift
- \* Double glazing
- \* WCs
- \* Video entry phone

**ANNUAL RENT** £17,500 per annum exclusive per floor.

**BUSINESS RATES** Rateable value £12,250 per floor.  
**This is not the rates that you pay.**  
Business rates payable are approx. £6,113 per annum.

**However the property is eligible for Small Business Rates Relief.**

Interested parties are advised to make their own enquiries of Islington Council and their criteria for relief, but we understand that 91.67% relief is available for the property, **reducing annual rates payable to £509 for an occupier of a single floor.**

**SERVICE CHARGE** The budgeted annual service charge is £4,250 per annum per floor. This includes cleaning of common parts, basement kitchen, WCs, lift, repairs, management, fire safety, consumables and utilities in common parts.

**VAT** We understand the property is not elected – VAT is not charged on outgoing.

**EPC** D/97

**VIEWING** **By appointment through sole agents**  
**john@jarviskeller.co.uk** **07876 245 302**  
**JARVIS KELLER** **020 7251 9226**