

PROPERTY PARTICULARS

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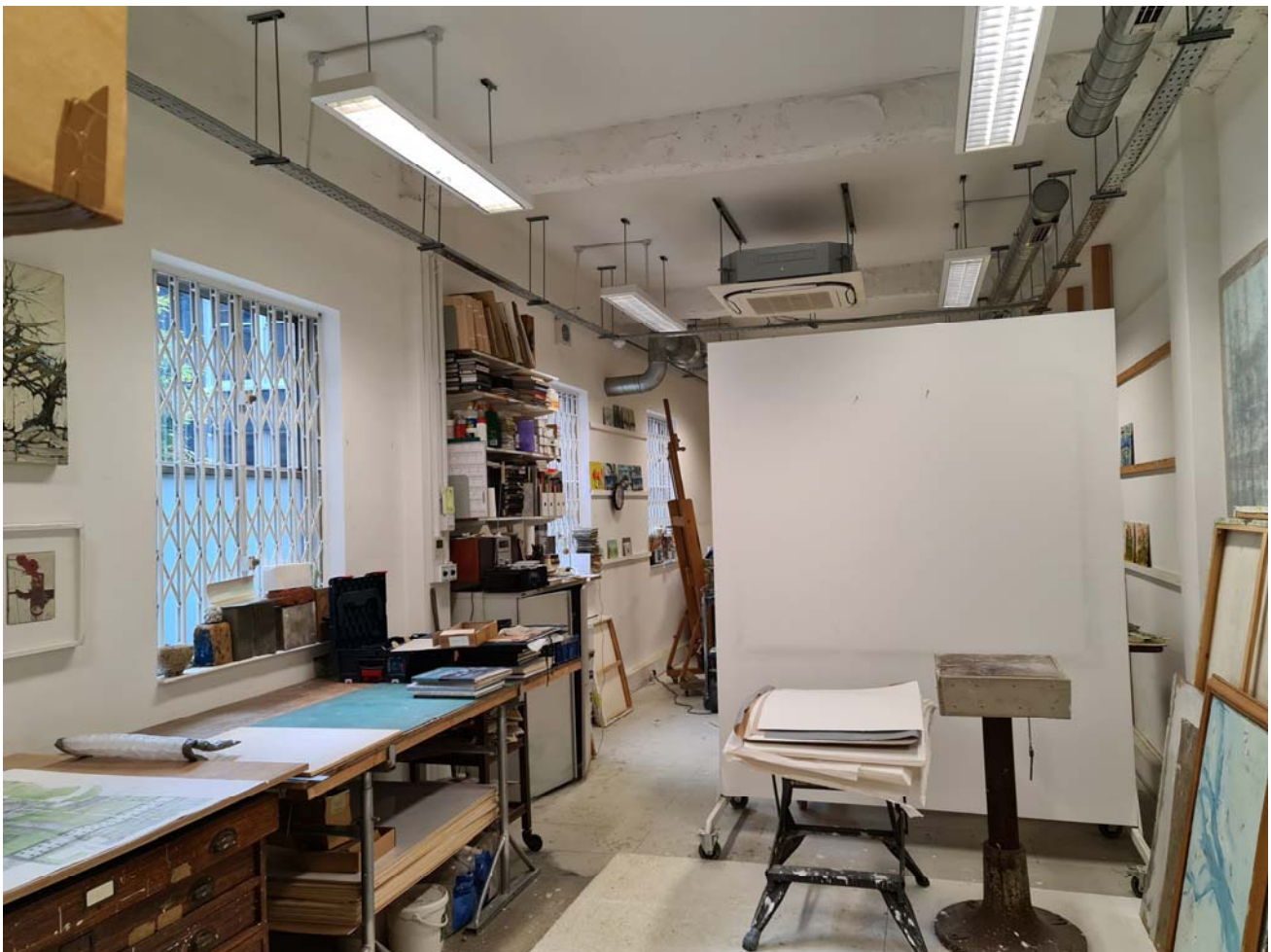
Property Consultants
& Estate Agents

TO LET

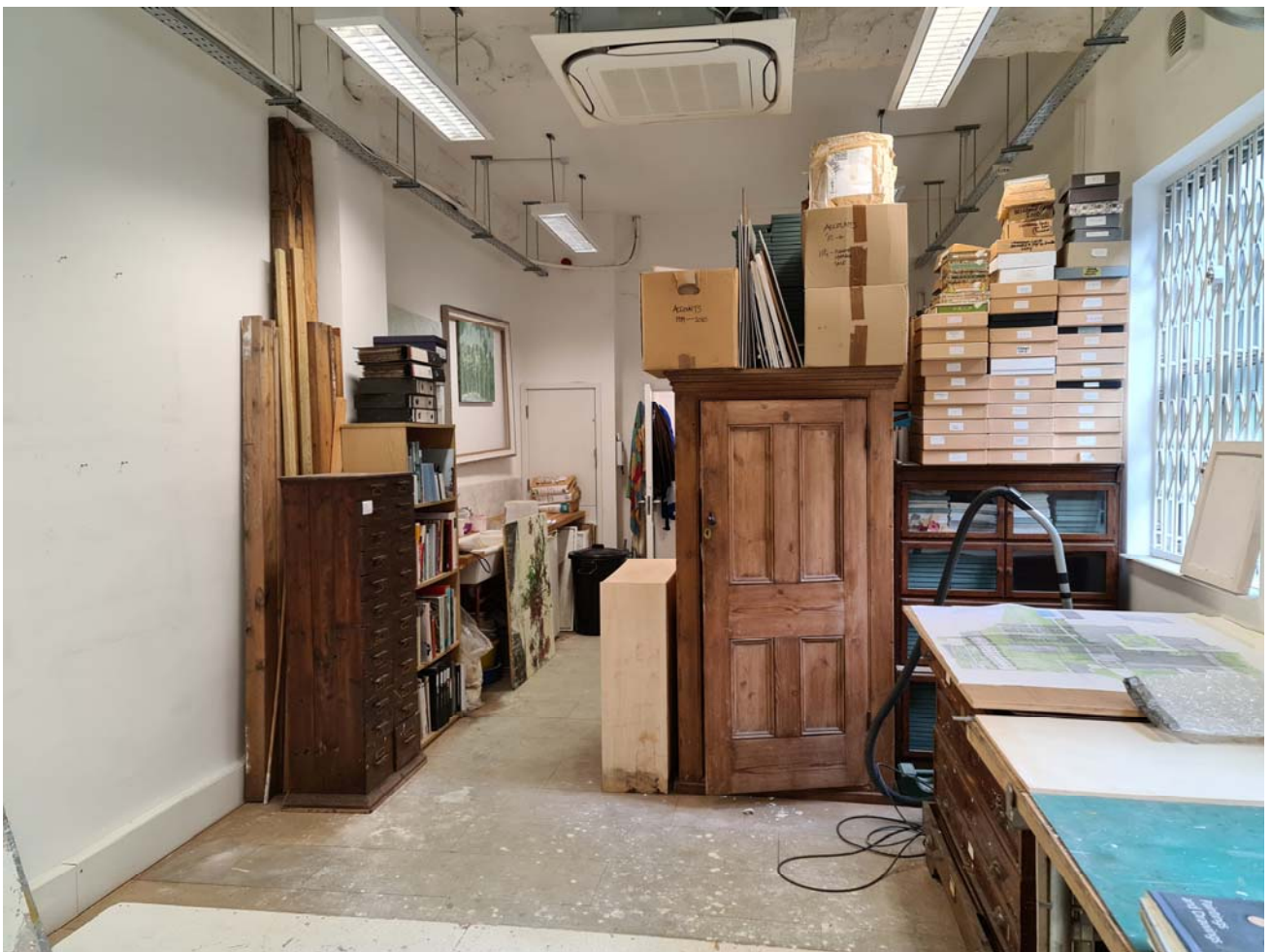
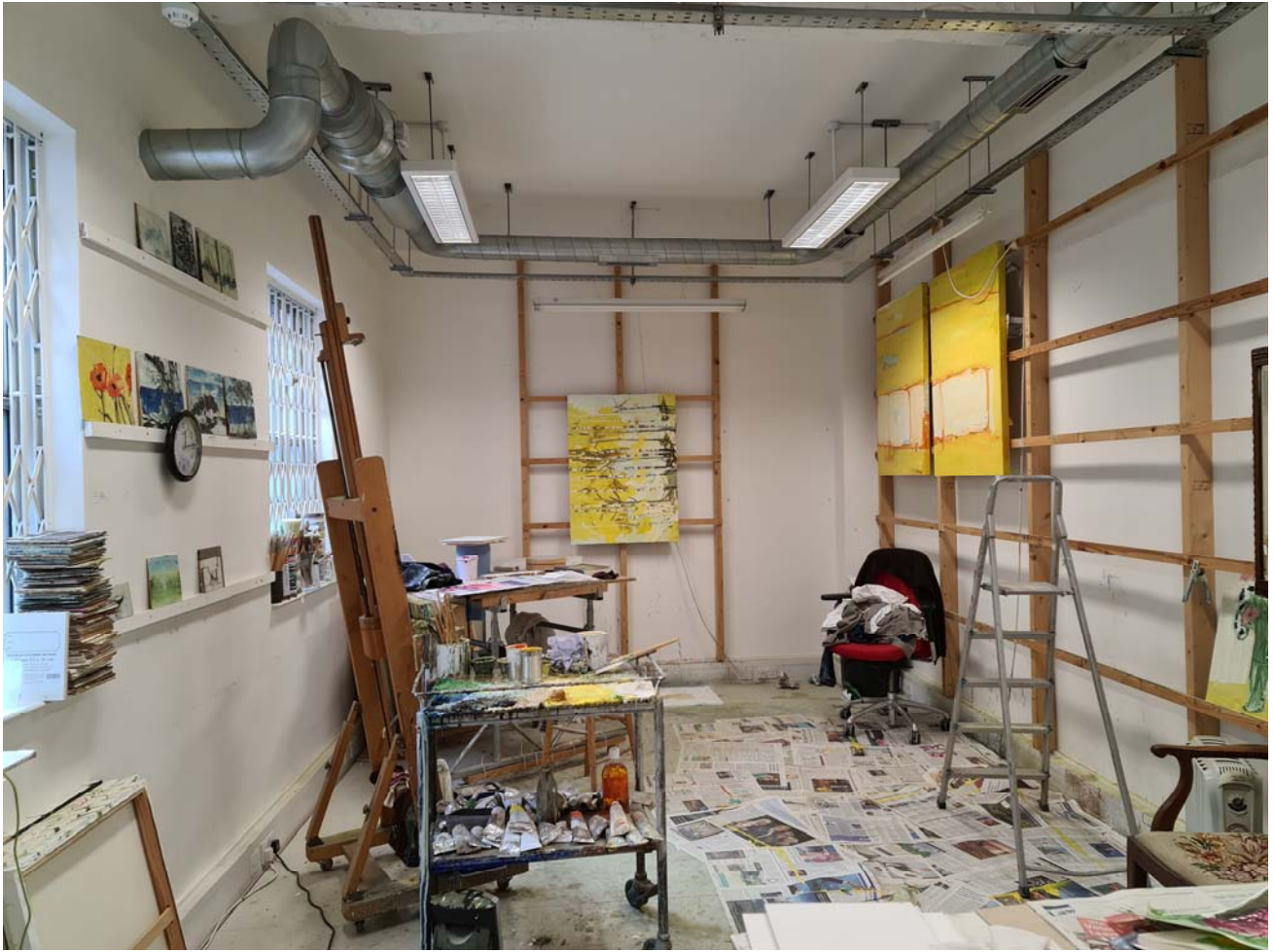
OFFICE/STUDIO

650 SQ FT

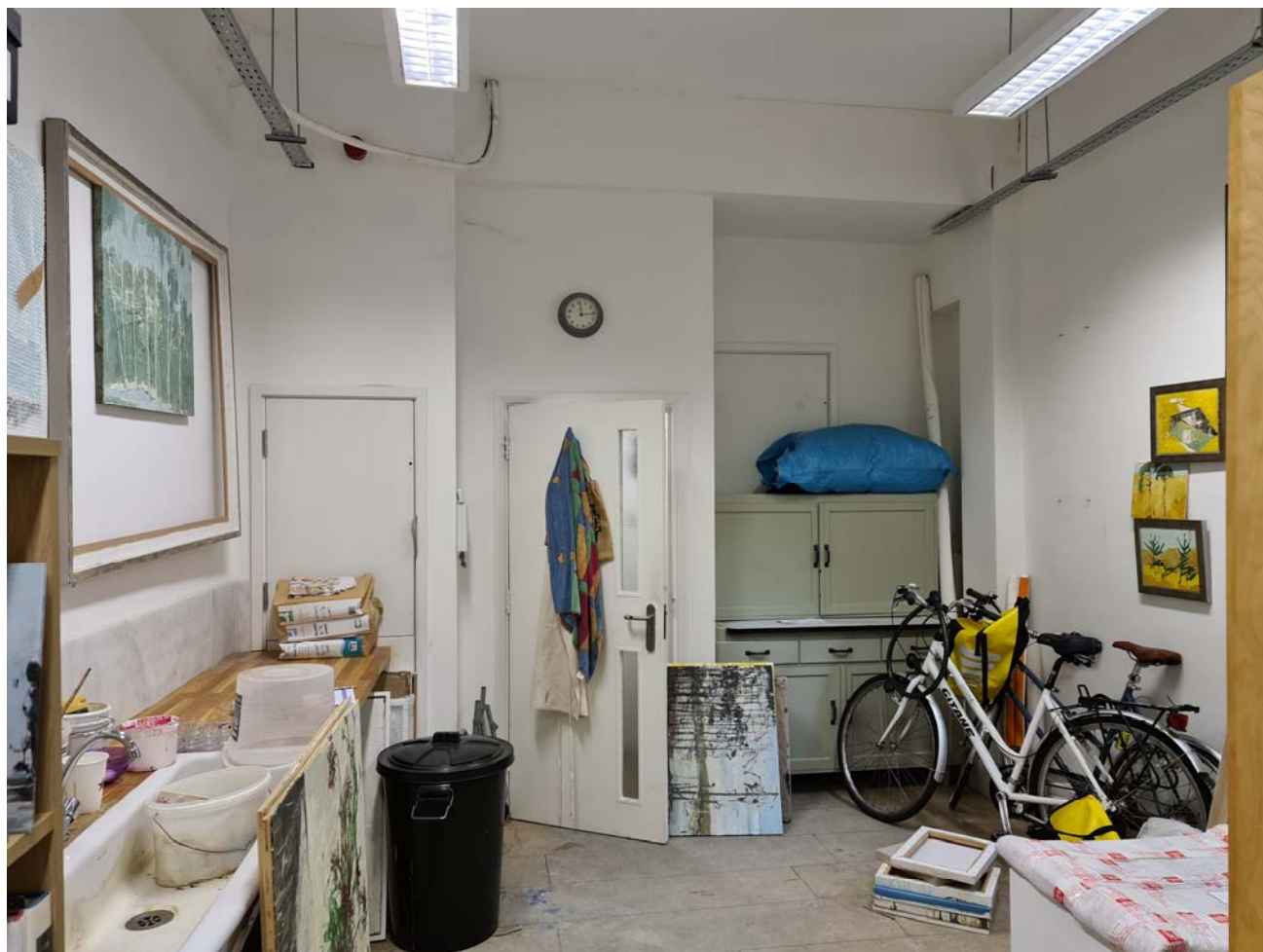
GROUND FLOOR, 123 ALDERSGATE STREET,
LONDON EC1A 4JQ



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LOCATION Situated on the west side of Aldersgate Street close to the junction with Clerkenwell Road/Old Street.

Barbican underground station (Circle, Hammersmith & City and Metropolitan lines) is less than a five minute walk away.

DESCRIPTION Comprising a self contained ground floor commercial unit.

The premises are suitable for a creative office/studio occupier. Other uses may be considered within commercial Use Class E, introduced on 1st September 2020.

AREA 650 sq ft/60.39 sqm

All measurements are stated approx.

AMENITIES	<ul style="list-style-type: none">* Creative space* Exposed air conditioning system* c.3.5 metre floor to ceiling height* Good natural light* Kitchenette* Window security grilles* WC* Suspended lighting
ANNUAL RENT	£19,500 per annum exclusive
BUSINESS RATES	Rateable value £20,250. Business rates payable are estimated at £10,104.75 per annum. Interested parties are advised to make their own enquiries.
SERVICE CHARGE	Tbc
EPC	Upon request.
LEASE	New lease available by arrangement direct from the long leaseholder.

VIEWING

Through Sole Agents
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