

NEW CLASS E - D1/B1 USE

PHILLIPA JEAL

Retail Property Consultants

LEASE FOR SALE – D1/B1 USE

62-64 FARRINGDON RD, EC1



Location: The building is situated on the Farringdon Rd., at the junction with Bowling Green Lane. The entrance is in Bowling Green Lane.

The area benefits from excellent transport links and a vast array of bars, restaurants, including all the amenities on both Clerkenwell Green and Exmouth Market just a few minutes' walk away.

Farringdon tube station (Circle, Hammersmith & City, Metropolitan and new Elizabeth line from 2021) and Chancery Lane (Central Line) are a short walk from the building. Farringdon Station is also a Thameslink station with overground trains to London Bridge, St. Pancras Int., Gatwick, Brighton as well as Luton and Peterborough.

Numerous bus routes pass along Farringdon Rd.

Accommodation: The premises comprise a self-contained building with air-conditioning and good natural daylight on both floor.

The premises are fully fitted as a training centre with a reception, internal retail area and open plan training rooms on both floors. There are showers and loos, as well as a light break out area and kitchen. Some of the smaller rooms are used for on-line training and filming.

Upper Ground floor: 2,265 sq.ft. 210.42 sq.m.
Ground floor: 2,185 sq.ft. 202.99 sq.m.

Lease: The premises are held on an existing 7-year lease from 20th December 2016 expiring on 24th November 2023 with 5-yearly rent reviews. The lease is contracted outside of the Land3lord & Tenant Act

Rent: £188,700 per annum exclusive

Premium: Upon application.

Rates: Total Rateable Value: £129,000. Rates payable 2020/20: £68,628

VAT: Vat will be charged at the appropriate rate if applicable.

Legal Costs: Each party to be responsible for their own legal costs incurred in this transaction.

EPC: To be provided.

Viewing: Viewings are by appointment via sole selling agents:
Phillipa Jeal, Retail Property Consultants.
Email: phillipa@retailpropertyconsultants.net

020 7584 6861/07980 617623

9 Milner Street, London, SW3 2QB

MISREPRESENTATION ACT: The agents and vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.