

TO LET

OFFICE/SHOWROOM OR RETAIL UNIT

400 SQ FT

GROUND FLOOR, 8A HERBAL HILL, CLERKENWELL



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LOCATION	Situated on the south side of Herbal Hill, very close to the junction with Clerkenwell Road and Hatton Garden.	
	Chancery Lane and Farringdon stations are both a short walk. The immediate area benefits from an abundance of restaurants and shops and Leather Lane street food market is a 3 minute walk away.	
DESCRIPTION	Comprising of a ground floor, self contained unit with fully glazed frontage, 3.5 metres ceiling height and very good natural light.	
AREA	Gross frontage	20 ft
	Net internal area	400 sq ft
	<i>All measurements are stated approx.</i>	
AMENITIES	* Excellent ceiling height	* Recently refurbished
	* Air conditioning	* Intruder alarm
	* Attractive glazed frontage	* Kitchenette
	* WC	* Wooden floor
RENT	£25,000 per annum exclusive	
BUSINESS RATES	We understand that that rateable value of the premises is currently £9,900 and that parties who qualify for small business rates relief would receive 100% relief.	
	We advise interested parties to make their own enquires.	
SERVICE CHARGE	Apx. £2,500 per annum to include water, Building insurance and fire alarm.	
USE	Office/showroom or retail.	
	Other uses within class E may be considered.	
VAT	The property has been opted and VAT will be charged by the Landlord on all outgoing.	
LEASE	A new lease is available on terms to be agreed by negotiation direct from the Landlord.	

VIEWING

Through sole agents
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