

The background features a repeating pattern of stylized red flowers on a light pink background. Each flower is enclosed within a semi-circular arch, and the pattern is arranged in a grid-like fashion. The flowers have a central circle and several pointed petals radiating outwards.

— FARRINGTON, EC1 —

57-61 Charterhouse Street

— OVER 6,500 SQ FT OF FLEXIBLE SPACE —

57-61 CHARTERHOUSE STREET

## The Location

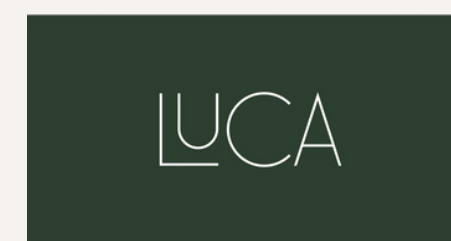
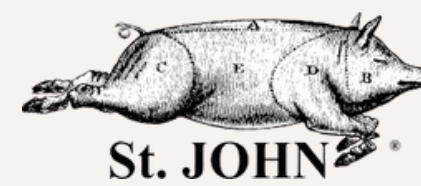
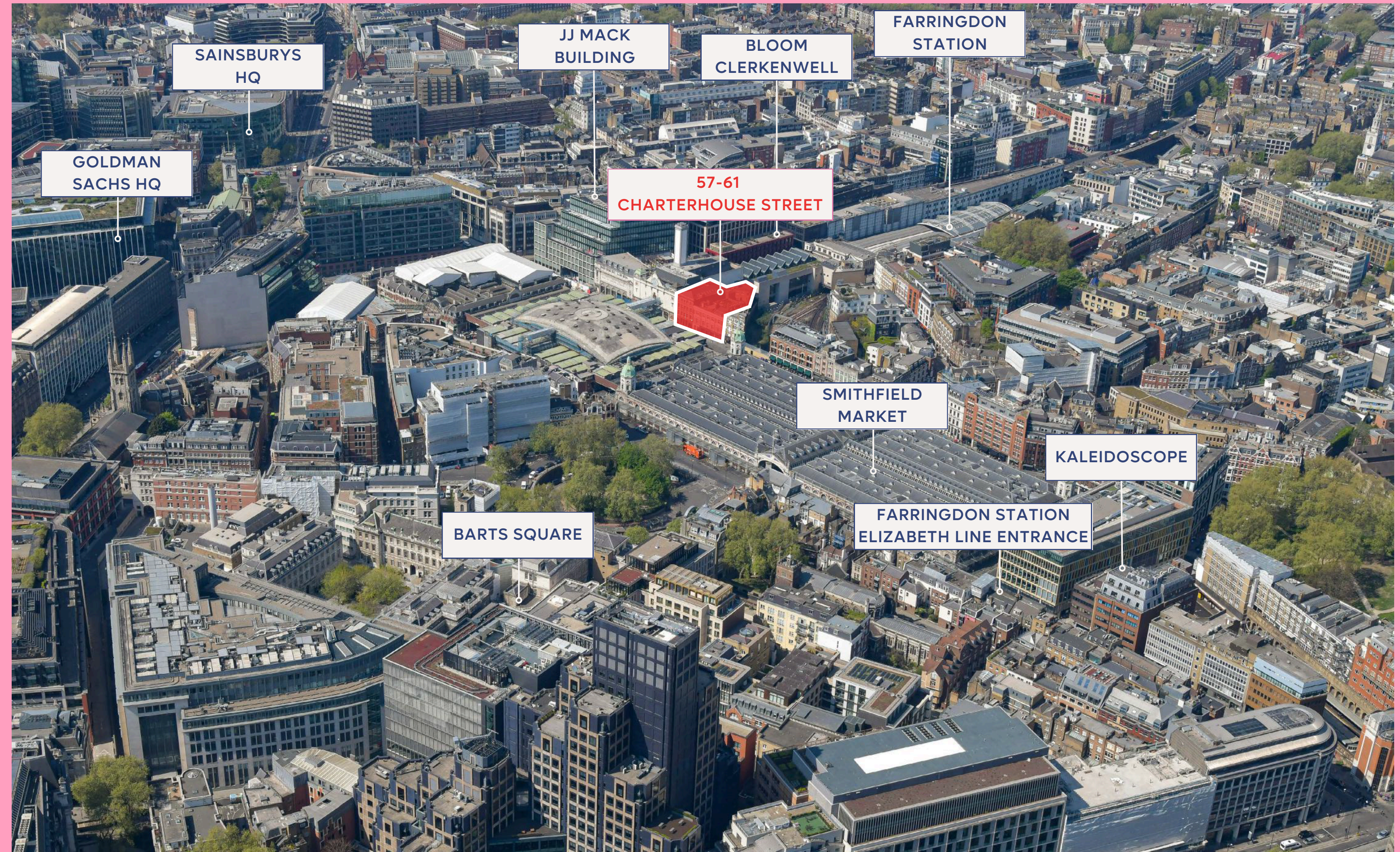
Over 6,000 sq ft of flexible space with existing extraction.

AVAILABLE IMMEDIATELY

57-61 Charterhouse Street is located in the heart of Farringdon on the north side of Smithfield Market which is undergoing significant redevelopment to house the new Museum of London and become a 'cultural, commercial and creative space'.

The wide and diverse amenity offering has attracted tenants such as TikTok, Amazon and Deloitte Digital to the area.

As a result, the location benefits from its established restaurant and leisure pitch, with neighbouring occupiers including Brutto, St John, Luca, Vinoteca, Gymbox and Urban Golf.

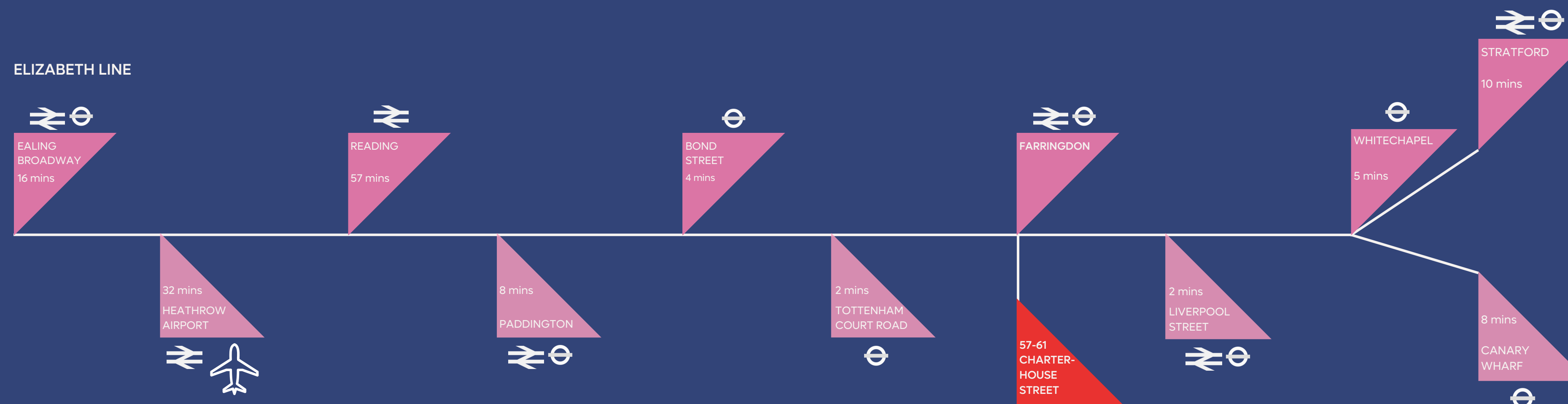


## 57-61 CHARTERHOUSE STREET

# Connectivity

57-61 Charterhouse Street is located just 170m from Farringdon Station, providing access to the Elizabeth Line, the Hammersmith and City, Circle and Metropolitan Underground lines and National Rail services.

The Elizabeth Line has transformed London's transport network and Farringdon Station is a new central hub on this line. Charterhouse Street itself hosts the new entrance providing access to 57-61 Charterhouse Street in a matter of minutes.



A total of circa 46m journeys pass through Farringdon station with a daily average of circa 126,000 passengers entering / exiting the station, resulting in the station being the 8th most used in Great Britain.

57-61 CHARTERHOUSE STREET



57-61 CHARTERHOUSE STREET

## Accommodation

Approximate Net Internal Areas:

### 57-59 CHARTERHOUSE STREET

Ground

997 sq ft | 93 sq m

Lower Ground

2,237 sq ft | 208 sq m

Mezzanine

471 sq ft | 44 sq m

**TOTAL**

3,705 sq ft | 344 sq m

### 57-61 CHARTERHOUSE STREET

Ground

1,947 sq ft | 181 sq m

Lower Ground

928 sq ft | 86 sq m

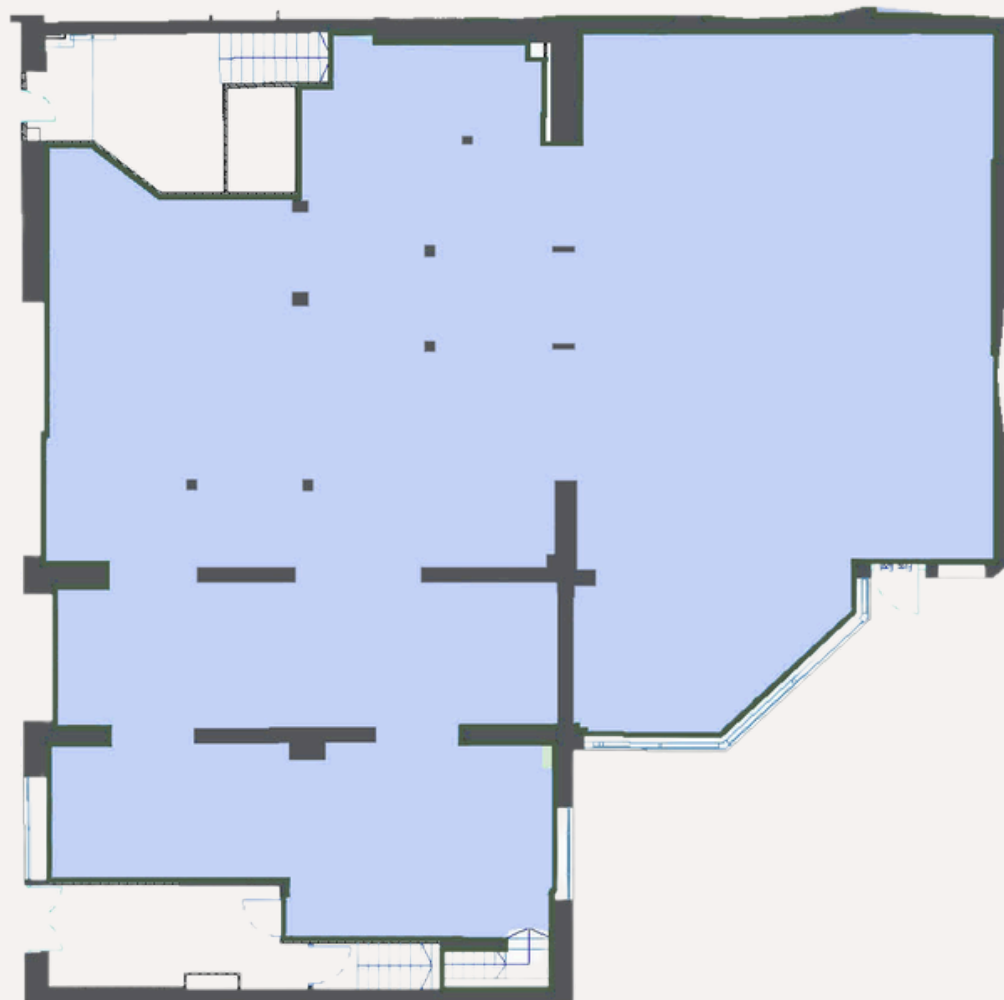
**TOTAL**

2,875 sq ft | 267 sq m



THE TWO UNITS CAN BE COMBINED, SEE PLANS BELOW:

GROUND FLOOR



LOWER GROUND FLOOR



## The Terms

### Rent:

On application.

### Tenure:

The unit(s) are available by way of a new full repairing and insuring lease for a term to be agreed, contracted outside of the provisions of the Landlord & Tenant Act 1954.

### Rates:

| 57-59                         | 57-61                         |
|-------------------------------|-------------------------------|
| Rateable Value:<br>£94,000    | Rateable Value:<br>£91,000    |
| Rates Payable:<br>£54,426 p.a | Rates Payable:<br>£52,689 p.a |

Combined - Rates will be assessed upon completion of amalgamation works.

Parties are advised to make their own enquires to verify the rates payable and whether rates relief.

### Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

### Availability

The premises are immediately available.

### EPC

A valid EPC for this property can be made available upon request.

Viewing via sole agents



### Phoebe Bates

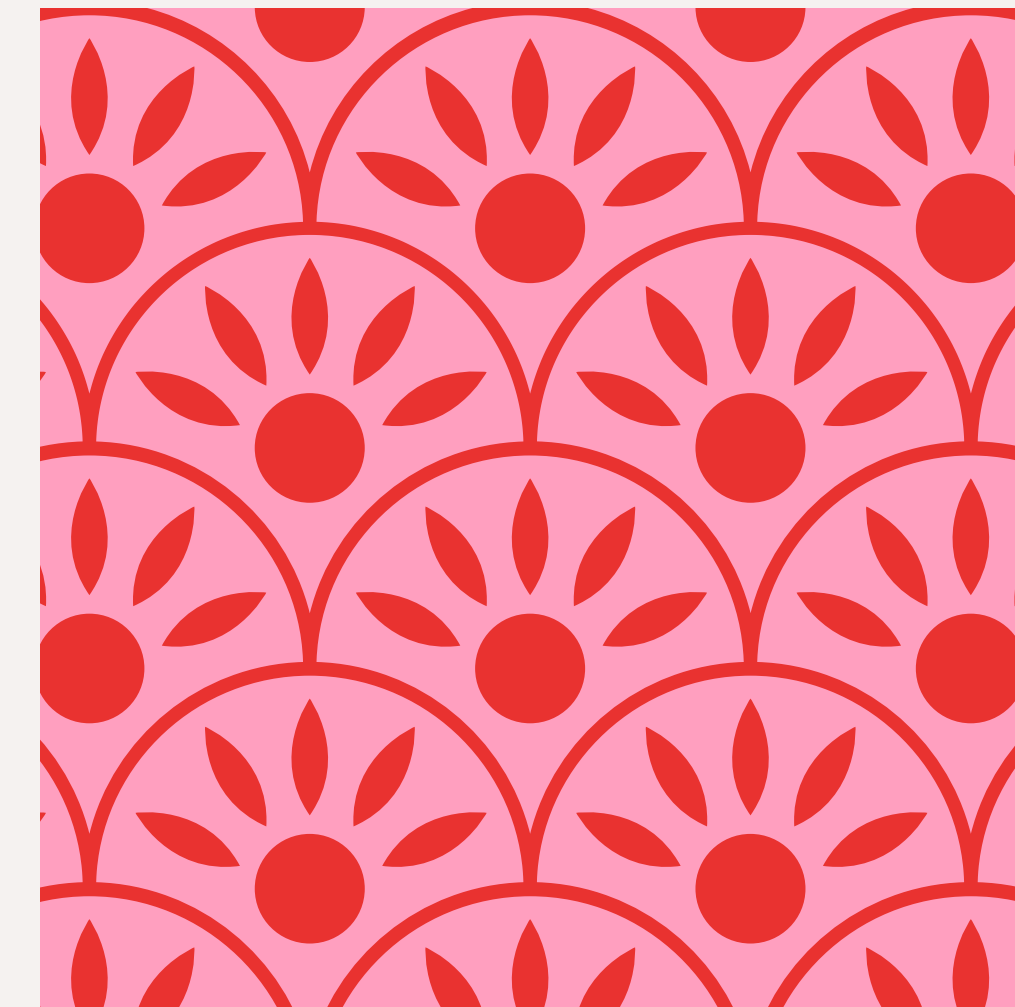
Phoebe.Bates@savills.com  
+44 (0) 7936 099 500

### Peter Thomas

PThomas@savills.com  
+44 (0) 7917 657 748

### Jess Hill

Jessica.Hill@savills.com  
+44 (0) 7976 747 891



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