

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

68 LONG LANE, SMITHFIELD EC1A 9EJ

BRAND NEW OFFICES



299 SQ FT APPROX.

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LOCATION	Located on the south side of Long Lane, opposite the Farringdon station, the premises are in the heart of Smithfield.	
DESCRIPTION	New, boutique style office space in sought after location.	
AREAS <i>All areas are stated approx. N/A</i>	3 rd floor	147 [floor needs to be let with 4 th floor]
	4 th floor	152 [floor needs to be let with 3 rd floor]
	TOTAL	299 qft /27.78 sqm
AMENITIES	<ul style="list-style-type: none">* Brand new space* Excellent natural light* Wooden floor* WCs* Fibre* Kitchenette* Attractive finishes	
RENT	£20,000 per annum inclusive of service charge and Building insurance.	
BUSINESS RATES	Rateable value £4,400. This is not the rates payable. 100% rates relief may be available under Small Business Rates Relief scheme. Interested parties are advised to make their own enquiries.	
SERVICE CHARGE	Included in rent.	
LEASE	A new lease by arrangement direct from the Freeholder.	
EPC	C/54	
VIEWING	By appointment through Joint Sole Agents	

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