

PROPERTY PARTICULARS

One St. John Street | Smithfield | London | EC1 M4AA
Tel: 020 7251 9226 | Fax: 020 7253 7480 | agency@jarviskeller.co.uk

Property Consultants
& Estate Agents

TO LET CLASS E UNIT

BY CLERKENWELL ROAD/OLD STREET
1,283 SQ FT



**4 CHARTERHOUSE BUILDINGS, GOSWELL
ROAD, LONDON EC1M 7AN**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.



4 CHARTERHOUSE BUILDINGS, GOSWELL ROAD, LONDON EC1M 7AN

LOCATION	<p>The Property is prominently situated on the west side of Goswell Road very close to the junction with Clerkenwell Road and Old Street.</p> <p>Nearby occupiers include Pret, Starbucks and Pizza Express, as well as numerous showroom occupiers.</p> <p>Barbican station (Circle, Hammersmith & City and Metropolitan lines) is within a 5 minute walk.</p>
DESCRIPTION	<p>The property comprises a newly fitted out lower ground floor office /showroom unit, accessed from Goswell Road, benefitting from a mechanical ventilation system, kitchenette, WCs and natural light from 4 windows. The premises is suitable for other uses within Class E i.e. medical.</p>
TENURE	<p>A new underlease is available.</p>
AMENITIES	<ul style="list-style-type: none">* Private entrance* Self contained* Open plan* Can accommodate up to 7 treatment rooms* Natural light from 4 windows* Fresh air system
AREA	SQFT / SQM
<i>(all measurements are stated approx.)</i>	1,283 sq ft / 119.19 sqm
ANNUAL RENT	£29,500 PAX
BUSINESS RATES	<p>We understand that the rateable value of the premises is £40,500, and business rates payable are estimated at £20,210 per annum. Interested parties are advised to make their own enquiries.</p>
SERVICE CHARGE	Tbc
EPC	C/62

VAT

The property is not VAT elected.
VAT is not charged by the Landlord.

VIEWING

Through Sole Agent

JARVIS KELLER

020 7251 9226

john@jarviskeller.co.uk 07876 245 302