

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

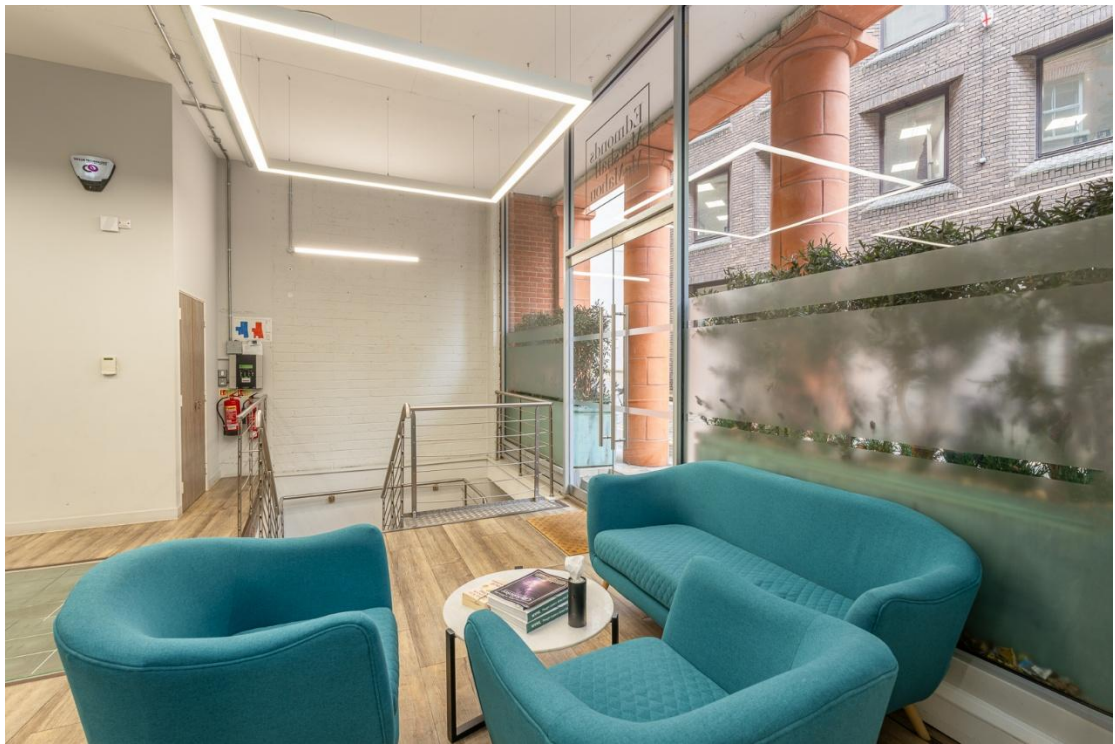
TO LET/FOR SALE

**GROUND & LOWER GROUND FLOOR
OFFICES
3,331 SQ FT APX.**



**35 COCK LANE,
LONDON EC1A 9BW**

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.









35 COCK LANE, LONDON EC1A 9BW

LOCATION

Situated on the north side of Cock Lane, in an area steeped in local history, the property is brilliantly located being close to Farringdon, Holborn and St Pauls - Farringdon station is just 0.3 miles away (Circle, Elizabeth, Hammersmith & City, Metropolitan lines and national rail).

DESCRIPTION

The property comprises the ground and lower ground floors of a period building with an imposing columned entrance and fully glazed frontage. The property has particularly good floor to ceiling heights giving an excellent feeling of space and volume - 3.833 metres (ground floor) and 3.135 metres (lower ground floor). Each floor has been well designed and benefits from open plan space, meeting rooms and private offices. Both floors have kitchenettes, WC facilities and benefit from air conditioning. There is a shower room in the lower ground floor.

AREA

(all measurements are stated approx. nia.)

Ground floor	1,409 sq ft/130.90 sqm
Lower ground floor	1,922 sq ft/178.56sqm
<u>Total</u>	<u>3,331 sq ft/309.46 sqm</u>

AMENITIES	<ul style="list-style-type: none"> * Attractive period Building * Fully fitted office space * Imposing entrance * Glazed frontage * Well situated * Exceptional floor to ceiling height * Good natural light * High speed internet * Air conditioning * Meeting rooms * Shower
ANNUAL RENT	£150,000 per annum exclusive.
PRICE	£2,300,000
VAT	The property is VAT elected.
BUSINESS RATES	We understand that business rates payable per annum £38,082.
	Interested parties are advised to confirm this with City of London Corporation.
SERVICE CHARGE	The service charge is passing at c. £6,500 per annum.
TENURE	<p>SALE</p> <p>Assignment of a 999-year head lease at peppercorn rent.</p> <p>LEASE</p> <p>New underlease to be granted direct from the Landlord, outside the provisions of section 24-28 of the Landlord & Tenant Act 1954.</p>
EPC	E/125
VIEWING	Through sole agents

JARVIS KELLER
020 7251 9226
john@jarviskeller.co.uk
07876 245 302

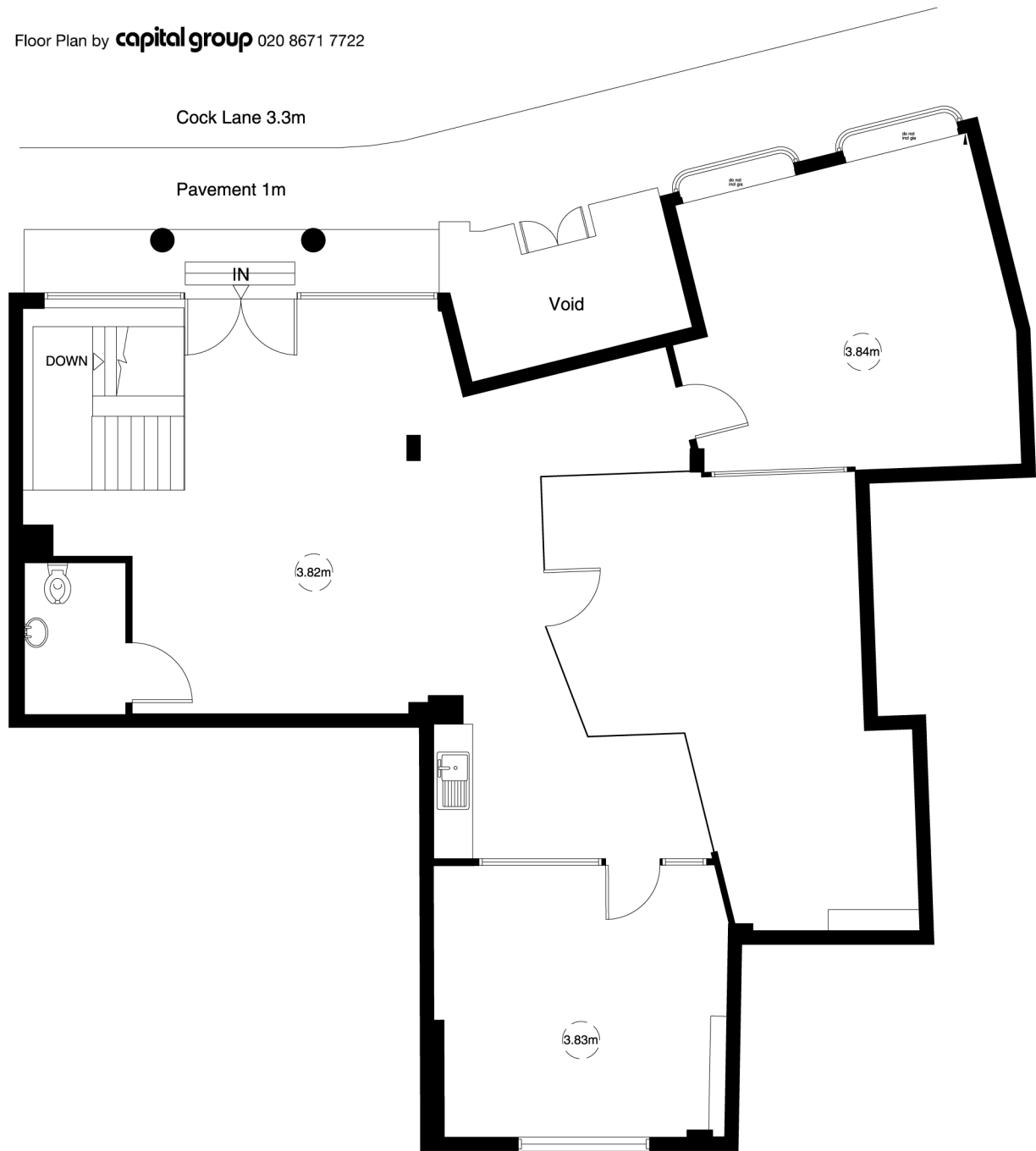
35 Cock Lane, EC1

Gross internal area
334 Sq m (3599 Sq ft)

SCALE: 1:100



Floor Plan by **capital group** 020 8671 7722



Ground Floor

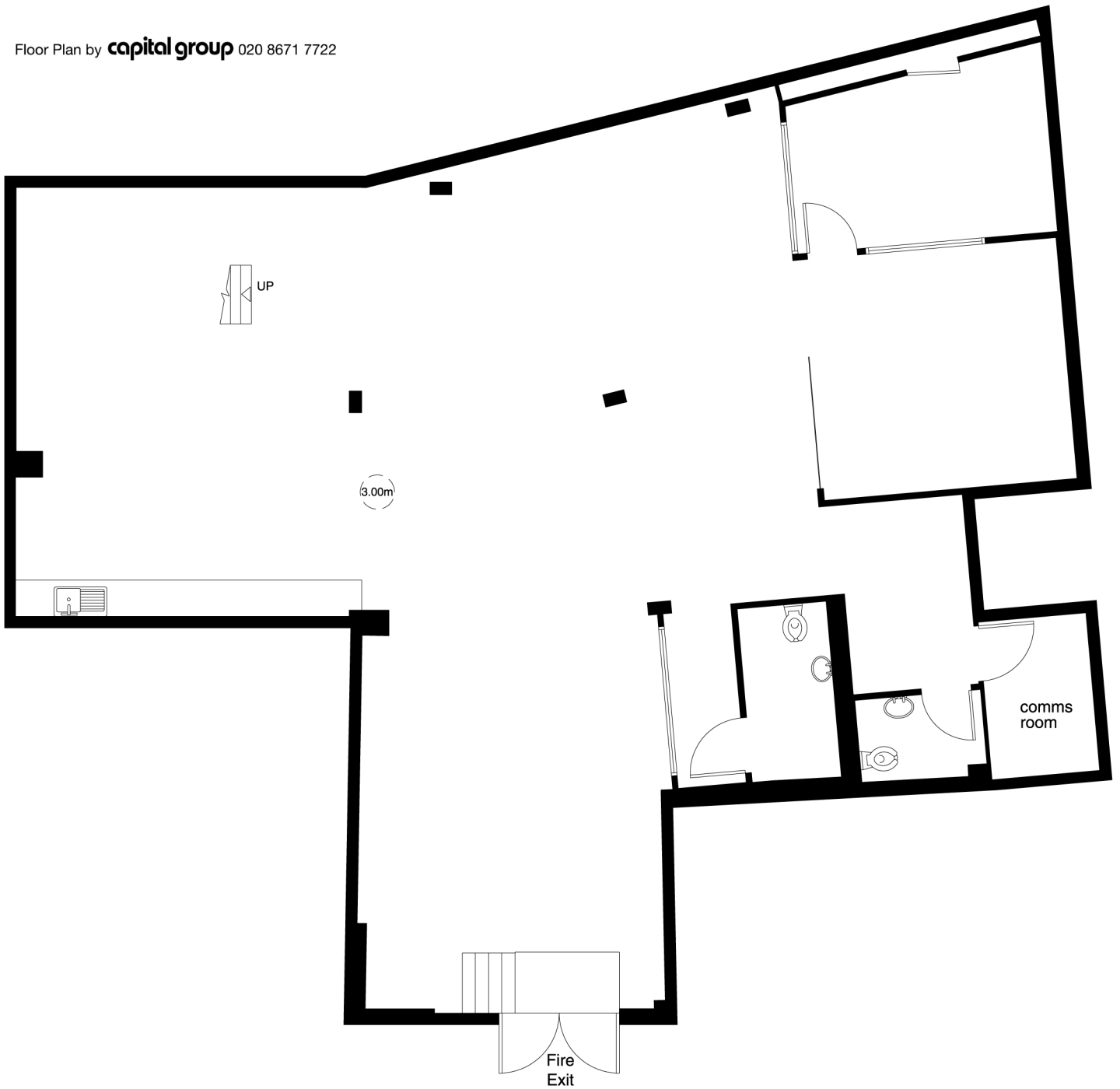
35 Cock Lane, EC1

Gross internal area
334 Sq m (3599 Sq ft)

SCALE: 1:100



Floor Plan by **capital group** 020 8671 7722



Lower Ground Floor