

**1 St Marks Street
London
E1 8DA**

TO LET – COMFORT COOLED OFFICE ON THE EASTERN EDGE OF THE CITY



Size: 500 sq ft (46.45 sq m) or 512 sq ft (47.5 sq m) approx. NIA

www.goodsircommercial.co.uk

9-10 Domingo Street, London EC1Y 0TA

Commercial Property Agency • Property Investment and Development Consultants • Surveyors & Valuers
• Managing Agents • Residential Agency

Location:

The property is located on the junction of St Marks Street and Alie Street, which is on the eastern edge of The City. Amenities for the area are very good, with a number of shops, restaurants and bars located in the surrounding area. Transport links are also very good, with Aldgate (Metropolitan, and Circle Lines) and Aldgate East (Hammersmith and City and District Lines) Stations both approximately 400 metres and 150 metres away from the premises respectively.

Description:

The premises are arranged from basement to third floors, with a staircase leading to all levels. The property also benefits from the following amenities:

- | | |
|--|-----------------|
| Male and Female W/C's | Kitchenette |
| Carpets | Comfort Cooling |
| Cat 5 Cabling | Cat 2 Lighting |
| Fitted with Desks, Chairs, and Filing Cabinets | Period Features |
| Good Natural Light | |

Size: (all measurements are approx. on a NIA basis)

Floor:	Sq ft	Sq m
Second Floor	500 sq ft	46.4 sq m
First Floor	512 sq ft	47.5 sq m
Total:	512 sq ft	47.5 sq m

Terms:

The premises are available to rent on new flexible short term sub-licences for a minimum term of 6 months, **at a rental of £27,000 per annum inclusive for the 1st floor**, and **£26,000 per annum inclusive for the 2nd floor**.

Use Class:

Office use class (B1).

VAT:

The premises are not elected for VAT.

EPC:

Available on request.

Legal Costs:

Each party to cover their own legal costs incurred in this transaction.

Viewing:

Strictly by appointment through the clients joint Agents Goodsir Commercial Ltd and Strettons.



020 7375 1801

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