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**8 Domingo Street
London
EC1Y 0TA**

FOR RENT – STUNNING OFFICE SHOWROOM OFF OLD STREET



Size: 939 sq ft (87.2 sq m) approx. NIA

www.goodsircommercial.co.uk

9-10 Domingo Street, London EC1Y 0TA

Commercial Property Agency • Property Investment Consultants • Surveyors • Managing Agents • Residential Lettings



Goodsir Commercial Ltd. 9-10 Domingo Street, London EC1Y 0TA Registered in England: 4845267

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Location:

The property is located on Domingo Street, in a thriving area of Clerkenwell, approximately 30 metres from the junction with Old Street. Both Old Street Underground and Barbican Underground Stations are located within 500 metres and 600 metres from the property respectively.

The property is also 200 metres from the Whitecross Market food stalls and there are a wealth of independent café's and food outlets such as 'Look Mum No Hands', The Timber Yard and Nusa Kitchen. Nearby retailers also include: Pizza Express, Pret a Manger, Costa Coffee, Caffe Nero, and Tesco.

Description:

The office was completely refurbished in 2013 and is arranged over ground and lower ground floors benefiting from good natural light into the lower ground floor. The property also has the following amenities:

- Air-Conditioning throughout
- Kitchenette
- Wooden Flooring and Concrete Style Tiles
- Spotlights & Cat 2 Lighting
- Cat 6 Cabling
- Ground Floor Frontage
- Part Suspended Lighting
- Electric Security Shutter
- Alarmed
- Glazed Meeting Room

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

Floor:	Sq ft	Sq m
Ground:	381	35.3
Lower Grd:	558	51.8
Total:	939	87.2

Terms:

The premises are available on a new Full Repairing and Insuring lease, for a term to be agreed, at a rental of £56,000 per annum exclusive.

Service Charge:

The service charge is on a pro rata basis.

Business Rates:

All interested parties are advised to make their own enquiries.

VAT:

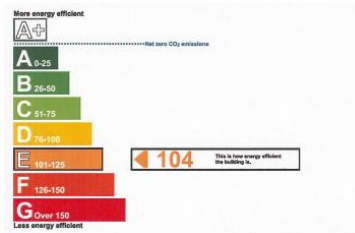
The property is elected for VAT.

Legal Costs:

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

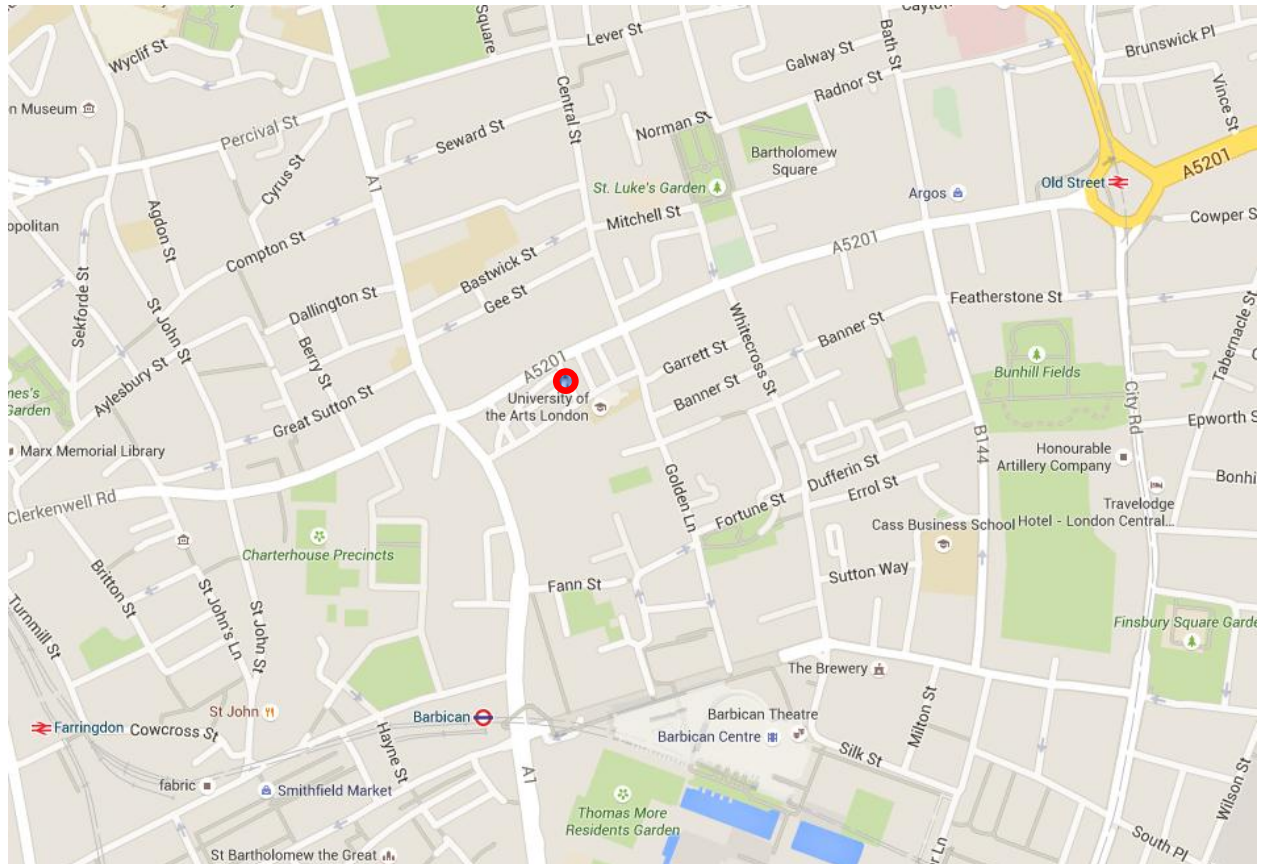
Energy Performance Certificate:

An EPC has been commissioned and the full document is available to view on request.


Viewing:

Strictly by appointment through Owners
Sole Agents Goodsir Commercial.

Ref: 1289.07.O.JPM



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