

TO LET

SECOND
FLOOR
OFFICES

69-70 LONG LANE

LONDON EC1A 9EJ



616 SQ FT (57.26 SQ M) approx. NIA



9-10 Domingo Street, London EC1Y 0TA

- Chartered Surveyors • Commercial Property Agents
- Property Investment Consultants



Email: www.goodsircommercial.co.uk. Tel: 0207 566 6455

LOCATION

The premises are located on the south side of Long Lane, near to the junction with Aldersgate Street and virtually opposite to Smithfield Market.

Transport links are good with Barbican and Farringdon Station (Circle, Metropolitan, Hammersmith & City and Cross Rail) located approximately 100 metres and 300 metres from the subject premises.

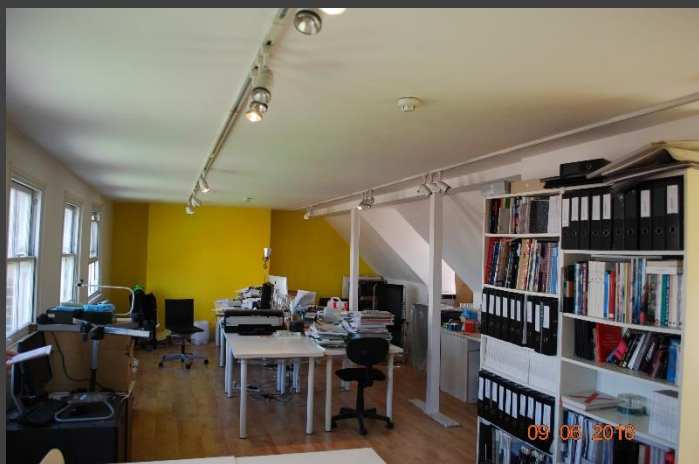
DESCRIPTION

The office is located on the second floor of the building and is accessed via a communal staircase that facilitates the entire building. The office level is optionally furnished and benefits from the following;

- Good Natural Light.
- Kitchenette.
- W/C facilities.
- Perimeter Trunking.

The office benefits from the following approximate net internal areas;

Floor:	Sq Ft	Sq M
Second:	616 sq. ft	57.26 sq. m
Total:	616 Sq Ft	57.26 Sq M



TERMS

The premises are available by way of a new lease for a term of 3 or 5 years *at a rental of £29,500 per annum inclusive of service charge and business rates.*

N.B. The rent is exclusive of utilities.

USE CLASS

Office use class (B1).

VAT

To be confirmed.

BUSINESS RATES

Business rates are included in the annual rental.

LEGAL COSTS

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

EPC

EPC is available on request.

VIEWING

Strictly by appointment through the clients joint Agents:



Dominic James: 0207 566 6453

Jordon Foux: 0207 566 6457

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