

FOR RENT

OFFICE IN THE HEART OF SMITHFIELD



Size: 1,010 Sq. Ft (98.83 Sq.m)

9-10 Domingo Street, London EC1Y 0TA

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

LOCATION

The property is located south of Smithfield Market. Transport links for the property are excellent with Barbican, Chancery Lane, Farringdon and St Pauls Underground Stations all within 600 metres away from the property respectively. Additionally, Farringdon will be the only station from which passengers will have access to all three networks including Thameslink, London Underground and Crossrail. One of the entrances to Crossrail, which opens in 2017, is approximately 200 metres from the property. The local area benefits from a wealth of amenities including various bars,

DESCRIPTION

The office is situated on the fourth floor and benefits from the following amenities.

- Air Conditioning
- Cat 6 Cabling
- Cat 2 Lighting
- Passenger Lift
- Kitchenette
- W/C's
- Entry Phone

Size: (all measurements are approximates on Net Internal Area basis

Floor:	Sq Ft	Sq M
Fourth Floor:	1,010 sq. ft	98.83 sq. m
Total:	1,010 Sq Ft	98.83 Sq. M

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TERMS

The property is available to rent on a new FRI lease for a term by arrangement, **at a rental of £50 per sq ft per annum exclusive**, which is outside the Landlord and Tenant Act.

USE CLASS

Office use class (B1)

SERVICE CHARGE

Approximately £6 per sq ft.

VAT

The premises are elected for VAT

BUSINESS RATES

All interested parties are advised to make their own enquiries

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 landlords Sole Agents Goodsir Commercial.