

NEW INSTRUCTION

TO LET

NEWLY REFURBISHED SELF CONTAINED PERIOD OFFICE
BUILDING IN FARRINGDON



1,356 Sq ft (125.7 sq m) approx. NIA
With 80 sq ft (7.4 sq m) GIA Storage Vaults

9-10 Domingo Street, London EC1Y 0TA

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

LOCATION

The property is located on Sekforde Street, at the junction with Woodbridge Street. The local area benefits from a wealth of amenities including various bus, restaurants and shops in the area. Transport links for the property are excellent, with various bus routes along Farringdon Road as well as being approximately 500 metres from Farringdon Station.

DESCRIPTION

The office is a self-contained building arranged over lower ground, first and second floors, benefiting from the following amenities:

- New carpets
- W/C's
- Period Features
- Kitchenette
- Self-Contained
- Vaults

(All measurements are approx on a Net Internal Area basis)

Floor:	Sq Ft	Sq M
Lower Ground:	274 sq. ft	25.4 sq. m
Ground:	340 sq. ft	31.5 sq. m
First:	375 sq. ft	34.8 sq. m
Second:	366 sq. ft	34.0sq. m
Total:	1,356 Sq Ft	125.7 Sq. M
Vaults	80 sq. ft	7.4 sq. m

NB: The above measurements have been taken prior to the refurbishment of the property and will need to be checked upon completion of these works.

TERMS

The property is available on a new Full Repairing and Insuring lease for a term to be agreed, at a **rental of £70,000 per annum exclusive.**

USE CLASS

Office (B1) use class.

SERVICE CHARGE

The building is self-contained.

VAT

No VAT is available.

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

Viewings directly through the landlords sole agent:

Goodsir Commercial Ltd.

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