



## Unit 1 Lauderdale Tower Beech Street, Barbican, London, EC2Y 8BY

<b>Premises:</b>	Ground Floor
<b>Area ft<sup>2</sup>:</b>	909
<b>Rent £/ft<sup>2</sup>:</b>	£11
<b>Rent PA:</b>	£9,600
<b>Use Class:</b>	D2 - Assembly and Leisure
<b>Rates:</b>	All interested parties are advised to make their own enquiries.
<b>Legal Costs:</b>	Each party to cover their own legal costs incurred in this transaction.
<b>Terms:</b>	The property is available via assignment of the current 20 year Full Repairing and Insuring Lease from November 2004. The current passing rent is considered to be very low at £9,600 per annum exclusive. We are seeking £150,000 for the premium.
<b>VAT:</b>	This property is not VAT elected
<b>Service Charge:</b>	To be confirmed.
<b>EPC:</b>	Available upon request.
<b>Viewing:</b>	Strictly by appointment only.

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**Location:**  
The unit is situated at the bottom of one of the imposing towers of one of London's most iconic developments; the Barbican Centre. The unit is across the road from Barbican tube station and well linked to numerous bus routes through the city.

**Description:**  
The unit comprises of ground floor leisure space, currently being used as a yoga studio. The other units at the bottom of the other towers all benefit from a mezzanine level above however this unit has not been developed to this stage. Discussions are currently under way with the landlord about installing a mezzanine to this unit, providing a larger usable floor area. Circa 1,700sqft ground and first (if developed)

Floor	Sq Ft	Sq M
<b>Floor Area</b>	909	84
<b>Total</b>	909	84

(All measurements are approx. on a NIA basis)

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