

Commercial Office Space

380 sq. ft.

**Private office suite in prime Farringdon location**

Top floor office adjacent to the new Farringdon Crossrail station

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# TO LET

**107 Charterhouse Street, Clerkenwell, EC1M 4AN**



## LOCATION

The building is situated on the north side of Charterhouse Street close to the junction with St John's Street, nestled into the heart of Clerkenwell with Charterhouse Square and Farringdon Station just a short distance away.

## TRANSPORT

Farringdon Station (Circle, Metropolitan, Hammersmith & City lines and First Capital Connect)

Barbican Station (Circle, Metropolitan, Hammersmith & City lines)

Old Street Station (Northern line & Overground services)

Buses – 243, 55 and 153 (City, West End, Waterloo)



### DESCRIPTION

The top floor of this charming period property is open plan and has good floor to ceiling height and excellent natural daylight. The building benefits from a shared meeting room and kitchenette. The office itself is situated on the fourth floor and is conveniently located for the wide array of amenities in the local area.

### AMENITIES

- Excellent location
- Own private office
- Passenger lift
- Excellent natural light
- 24 hour access
- Ready for immediate occupation
- Shared facilities

### APPROXIMATE FLOOR AREAS

First floor                      380 sq. ft.      35.3 sq. m.

### LEASE

New flexible lease available for a term by arrangement.

### RENT

£14,000 per annum plus VAT.

### SERVICE CHARGE

The service charge payable for the year 2013 is £2,250 per annum (£5.92 psf).

### RATES

We understand that the current rates payable are £6829.50 per annum (£8.99 psf).

Interested parties must satisfy themselves to the accuracy of these figures with Islington Council.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

### FURTHER INFORMATION

Please contact us for further information or to arrange an inspection.

### PLEASE CONTACT

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