

# Bright Lower Ground Office Floor TO LET



**19 Britton Street, London, EC1M 5NZ**

**To Let Office Floor near Farringdon Station.**

**AREA:** 1,043 sq.ft (97 sq.m) approx. | **RENT:** £36,505 PAX (£35 per sq.ft)

## **LOCATION:**

The property is situated on Britton Street approximately 100 meters from Farringdon Station. The local area benefits from a wealth of amenities including numerous bars, restaurants, and shops including Pret a Manger, Cafe Nero, TM Lewin, Subway, ITZU, Byron, Paul, and Fabric nightclub.

## **DESCRIPTION:**

The property comprises a Self Contained Lower Ground Floor Office floor within a character office building, close to Farringdon Station (Underground & National Rail Lines). Accessible by both a passenger lift and common staircase, unit benefits from good natural light/access to outside courtyard, Cat 2 lighting, an entry phone system, kitchen, individual W/C's and recently refurbished.

Regulated by:



# Bright Lower Ground Office Floor TO LET



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**USE CLASS:** E - Commercial, Business and Service

### FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	1,043	97
<b>TOTAL</b>	<b>1,043 sq.ft</b>	<b>97 sq.m</b>

(All measurements are approx. on a NIA basis)

### AMENITIES:

- Generous floor to ceiling height
- Recently Refurbished
- Carpet Flooring
- Kitchenette
- Outside Space
- Male & Female WC's
- Air conditioning
- Close to Transport

### TERMS:

**RENT:** £36,505 PAX (£35 per sq.ft)

**RATES PAYABLE:** Rateable Value estimated to be £7.45 per square foot. Each party is advised to contact the relevant local council.

**VAT:** Not applicable (TBC).

**SERVICE CHARGE:** To be confirmed.

**EPC:** The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:



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