

# First Floor Office TO LET



## 20 Britton Street, London, EC1M 5NZ

**AREA:** 823 sq.ft (76 sq.m) approx. | **RENT:** £37,035 PAX (£45 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. The building is in close proximity to Farringdon Train/Underground station as well as ample metered car parking area.

### DESCRIPTION:

The space available is a first floor office presented within a stylish Victoria facade to provide an open plan 823 sq ft on a flexible floor in good condition with a glass partitioned meeting room along with ample storage facilities and excellent natural light throughout.

The floor also benefits from a passenger lift, two WC's and kitchen facilities to provide space suitable for a wide variety of offices users.

Regulated by:



# First Floor Office TO LET



## 20 Britton Street, London, EC1M 5NZ

### USE CLASS:

### FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
First Floor	823	76
<b>TOTAL</b>	<b>823 sq.ft</b>	<b>76 sq.m</b>

(All measurements are approx. on a NIA basis)

### AMENITIES:

- Glass Meeting Room
- 2 WC's
- Full Kitchen
- Passenger Lift
- Good Natural Light
- Wooden Floors
- Good Storage
- Close to Transport

### TERMS:

A new effective full repairing lease available on flexible terms.

**RENT:** £37,035 PAX (£45 per sq.ft)

**RATES PAYABLE:** All interested parties are advised to make their own enquiries.

**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.

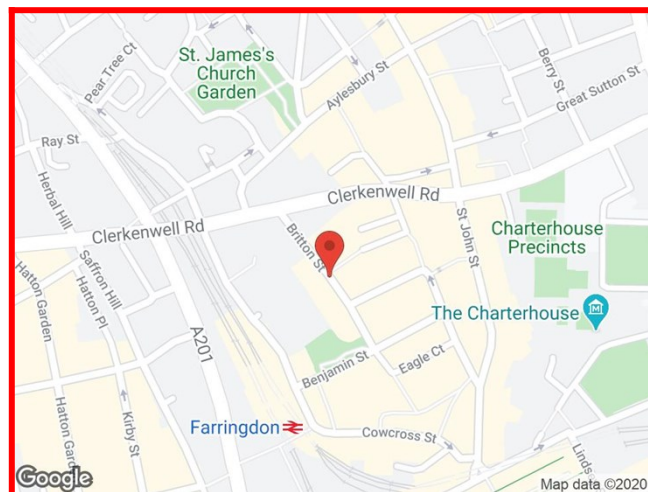
### CONTACT:



**Paul Goodsir**

0207 566 6455

paulgoodsir@goodsircommercial.co.uk



9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455  
Email: [info@goodsircommercial.co.uk](mailto:info@goodsircommercial.co.uk) Find us at [www.goodsircommercial.co.uk](http://www.goodsircommercial.co.uk)

Goodsir Commercial Ltd. 9-10 Domingo Street, London EC1Y 0TA Registered in England: 4845267

Misrepresentation act: Goodsir Commercial Ltd. For themselves and the vendors or landlords/lessors of the property for whom they act, give notice that 1. Prospective purchasers or tenants are strongly advised to check these particulars, including any fixtures and fittings expressed to be included in the sale or lease by making inspection of the property. Also the should make all necessary enquiries with Goodsir commercial Ltd., the vendor or the landlord/lessor, the vendor's or the landlord/lessor's professional advisors and all other appropriate authorities and other relevant bodies. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No Warranty or undertaking is given in respect of the accuracy of these particulars, dimensions, measurements or descriptions mentioned therein. 2. Prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries. 3. Any plans shown in these particulars are able to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore are not to scale except where specifically stated. The plans are not intended to depict the interest to be disposed of. Any street plans are reproduced with the consent of Good Cartographers Limited. Location plans are based on Ordnance Survey maps with the sanction of the controller of H M Stationery Office. Crown Copyright Reserved. 4. The particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations warranties undertaking and contractual obligations to be given or undertaken by the vendor or landlord/lessor are those to be contained and expressly referred to in the written contract for sale or agreement for lease or lease between the vendor or landlords/lessor and a purchaser or tenant. 5. All terms quoted are exclusive of Value Added Tax unless otherwise stated. 6. The vendor/lessor does not make or give, and neither Goodsir Commercial Ltd., nor any person in the employ of Goodsir Commercial Ltd., has my authority to make or give any representation or warranty whatsoever in relation to this property. 7. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.