

SHOWROOM/OFFICE (E) PREMISES TO LET



2-8 Honduras Street, London, EC1Y 0TH

AREA: 2,200 sq.ft (204 sq.m) approx. | **RENT:** £114,000 PAX (£52 per sq.ft)

LOCATION:

The property is situated on Honduras Street, which is located off Old Street. The area benefits from excellent transport links, with numerous bus routes running along Old Street, as well as Barbican, Farringdon and Old Street stations approximately 500 metres, 1,000 metres and 1,000 metres away from the property respectively. The area also has a host of bars, restaurants and eateries including: Pret a Manger, Costa Coffee, Pizza Express, Timber Yard and the Slaughtered Lamb.

DESCRIPTION:

The premises are arranged over ground and lower ground floors and have been refurbished to a high standard to including kitchen. A/C, good and natural light, wooden floors, high ceiling and separate meeting rooms.

Regulated by:



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USE CLASS:

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	1,624	151
Lower Ground Floor	576	54
TOTAL	2,200 sq.ft	204 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Air Conditioning
- Stripped CAT 2 Lighting
- Exposed Brickwork
- Kitchenette
- Glass Meeting Rooms
- Underfloor Trunking
- Window Frontage
- Male and Female W/C's

TERMS:

The premises are available to rent on a new full Repairing and Insuring lease for a term by arrangement.

RENT:	£114,000 PAX (£52 per sq.ft)	RATES PAYABLE:	Rateable Value TBC. Each party is advised to contact the relevant local council.
VAT:	The premises are elected for VAT	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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