

# OFFICE Floor 'Loft Style' TO LET



## 64-66 Old Street, Clerkenwell, EC1V 9AN

### First Floor 'Loft Style' Offices

**AREA:** 1,220 sq.ft (113 sq.m) approx. | **RENT:** £54,900 PAX (£45 per sq.ft)

#### LOCATION:

The property is situated in a prominent corner position on the junction of Golden Lane and Old Street, within the London Borough of Islington. Transport links for the property are excellent, with various bus routes running along Old Street. Barbican and Old Street Underground Stations are approximately 400 and 500 metres away from the property respectively. The local area benefits from a wealth of amenities including various bars, restaurants, shops and eateries.

#### DESCRIPTION:

The property consists of a first floor office space with 3 self contained office units that have been recently refurbished, its own kitchen and 2 WC's facilities.

These first floor offices comprise of 1,220 sq.ft with well-presented common parts, good natural light, high ceilings, floor boxes, male and female WCs, kitchen facilities, it is close to transport hubs (Old Station, Barbican and Moorgate station), and has leisure facilities along with numerous coffee shops and restaurants and a low service charge (no lift).

The property is available on a new full repairing lease for a term in the region of 3,5 or 10 years.

Regulated by:



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

### FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
First Floor	1,220	113
<b>TOTAL</b>	<b>1,220 sq.ft</b>	<b>113 sq.m</b>

(All measurements are approx. on a NIA basis)

### AMENITIES:

- Lots of Natural Light
- High Ceilings
- Air Conditioning
- Cat 2 Lighting
- Exposed Steel Beams & Columns
- Cat 5 Cabling
- Video Entry
- Gas Central Heating

### TERMS:

A new full repairing and insuring lease for a term of 3,5,10 years available.

**RENT:** £54,900 PAX (£45 per sq.ft)

**RATES PAYABLE:** To be confirmed.

**VAT:** The building is not elected for VAT.

**SERVICE CHARGE:** Circa £5/sq.ft

**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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