



19 Garrett Street, Clerkenwell, EC1Y 8QP

Office/Showroom (B1) use in affluent Clerkenwell location

AREA: 1,060 sq.ft (98 sq.m) approx. | **RENT:** £47,700 PAX (£45 per sq.ft)

LOCATION:

The property is located on Garrett Street which is 0.3 miles from Old Street Station and 0.4 miles from Barbican underground and national railway stations. Providing easy access to Kings Cross and Liverpool Street.

Garrett Street is adjacent to the Northern end of Whitecross Street which has a thriving street food market every weekday with a wide selection of food from around the world. There is also a wide offering of shops, independent pubs, restaurants and bars in the local vicinity, including Waitrose, Pret a Mangre and of course the Barbican Centre.

DESCRIPTION:

The property is a 1,060 sq.ft office/retail showroom based over the ground floor only. The space benefits from great natural light, fully fit kitchen, electric security roller shutters, air conditioning and an alarm system. Two private individual call booths and Male and Female WC's.

The property is available on a new FRI lease for a term to be agreed.

Regulated by:



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USE CLASS: E - Commercial, Business and Service

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	1,060	98
TOTAL	1,060 sq.ft	98 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Showroom/Office/Retail (B1) use
- 1060 sq.ft approx
- Ground floor, self-contained
- Showroom frontage
- Intruder alarm system
- Electric Security Roller Shutter
- Close to Whitecross St Market
- New FRI lease (Flexible Term)

TERMS:

A New FRI lease is available for a term to be agreed.

RENT: £47,700 PAX (£45 per sq.ft)

RATES PAYABLE: Rateable Value estimated to be £35,750. 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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