

**goodsir**  
COMMERCIAL

**TO LET OFFICE B1 USE**

**64-66 Old Street**

**LONDON, EC1V 9AN**

**NEWLY  
REFURBISHED  
OFFICE SPACE**



**1,184 SQ.FT (110 SQ.M)  
OFFICE B1 SPACE NEAR OLD STREET STATION  
TO LET**

**9-10 Domingo Street, London EC1Y 0TA**

- Chartered Surveyors • Commercial Property Agents
- Property Investment Consultants

Regulated by:



**[www.goodsircommercial.co.uk](http://www.goodsircommercial.co.uk). Tel: 0207 566 6455**

## LOCATION

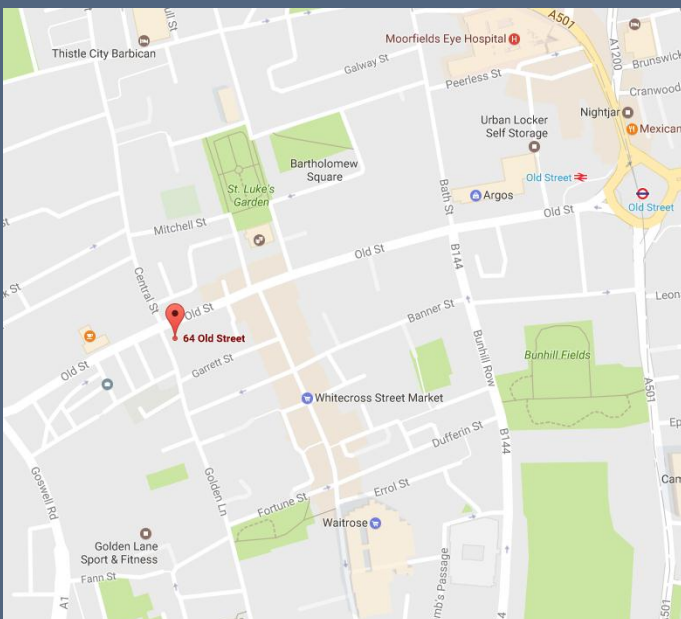
The property is situated in a prominent corner position on the junction of Golden Lane and Old Street, within the London Borough of Islington. Transport links for the property are excellent, with various bus routes running along Old Street. Barbican and Old Street Underground Stations are approximately 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 comprises a second floor office suite, accessible by a common staircase only. The office has been recently refurbished and redecorated and benefits from air conditioning, raised floors, video entry, kitchenette, good natural light and new carpeting.

Size (All measurements are approx. on a NIA basis)

FLOOR:	SQ. FT	SQ. M
<b>2<sup>nd</sup> Floor:</b>	<b>1,184 sq. ft</b>	<b>110 sq. m</b>
<b>TOTAL:</b>	<b>1,184 SQ FT</b>	<b>110 SQ. M</b>



## TERMS

The office is available on a new lease for a term to be agreed. **The quoting rent is £50/sq.ft.**

## USE CLASS

The office benefits from B1 use

## SERVICE CHARGE

The service charge will be in the region of £5/sq.ft

## VAT

The building is not elected for VAT.

## BUSINESS RATES

Interested parties should make their own enquiries with the local authority.

## LEGAL COSTS

Each party to cover their own legal costs incurred in this transaction.

## EPC

EPC is available on request.

## VIEWING

Viewings directly through the Landlords Sole Agent:



Mark Pearse : 0207 566 6457  
[markp@goodsircommercial.co.uk](mailto:markp@goodsircommercial.co.uk)

Fergus Emmerson : 0207 566 6453  
[fergusemmerson@goodsircommercial.co.uk](mailto:fergusemmerson@goodsircommercial.co.uk)

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