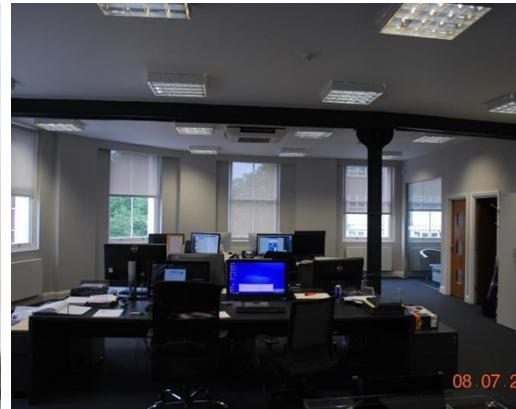


# OFFICE FLOOR "Loft Style" TO LET



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

### NEWLY REFURBISHED THIRD FLOOR OFFICE CLOSE TO OLD STREET STATION

**AREA:** 924 sq.ft (86 sq.m) approx. | **RENT:** £41,580 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 comprises of second floor offices, accessible by a common staircase only. The offices are accessed through a secure video entry system. Access to each office space is via the internal staircase.

The office floor is available on a new full repairing lease for a term to be agreed.

Regulated by:



# OFFICE FLOOR "Loft Style" TO LET



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

### FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	924	86
<b>TOTAL</b>	<b>924 sq.ft</b>	<b>86 sq.m</b>

(All measurements are approx. on a NIA basis)

### AMENITIES:

- Cat 2 Lighting
- Carpeting
- Kitchen
- Male & Female W/C Facilities
- Air Conditioning System
- High Ceilings
- Raised Floor
- Video Entry Phone

### TERMS:

A new full repairing and insuring lease for a term to be confirmed.

**RENT:** £41,580 PAX (£45 per sq.ft)

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

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

**SERVICE CHARGE:** Circa £2.75 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.

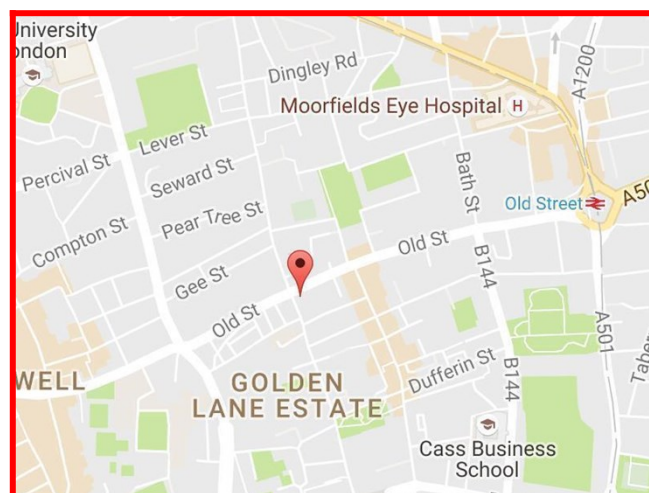
### CONTACT:



**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)

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