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.

USE CLASS: E - Commercial, Business and Service



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FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	924	86
TOTAL	924 sq.ft	86 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Roof Terrace
- 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.

Band . A copy of the EPC is available

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 LEGAL COSTS: Each party to be responsible for their

assessed and certified as falling within own legal costs.

upon request.

CONTACT:



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