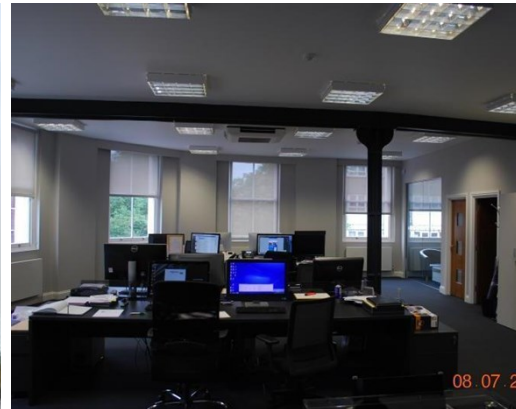


OFFICE FLOOR "Loft Style" TO LET



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

Regulated by:



OFFICE FLOOR "Loft Style" TO LET



64-66 Old Street, Clerkenwell, EC1V 9AN

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.

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.

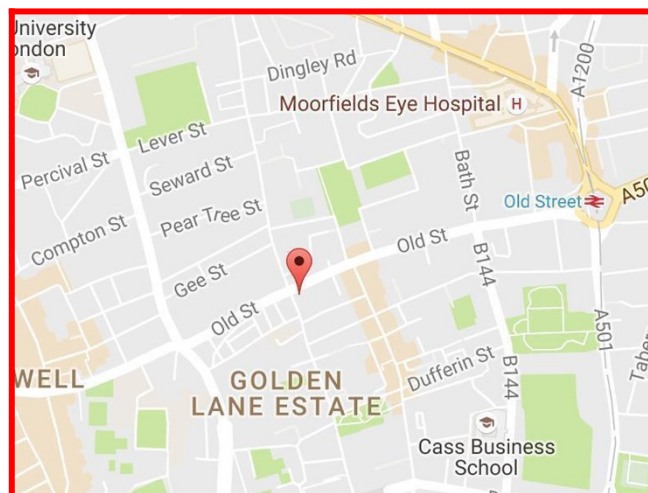
CONTACT:



Paul Goodsir

0207 566 6455

paulgoodsir@goodsircommercial.co.uk



Regulated by:



9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455
Email: info@goodsircommercial.co.uk Find us at www.goodsircommercial.co.uk

Goodsir Commercial Ltd. 9-10 Domingo Street, London EC1Y 0TA Registered in England: 4845267

Misrepresentation act: Goodsir Commercial Ltd. For themselves and the vendors or landlords/lessors of the property for whom they act, give notice that 1. Prospective purchasers or tenants are strongly advised to check these particulars, including any fixtures and fittings expressed to be included in the sale or lease by making inspection of the property. Also the should make all necessary enquiries with Goodsir commercial Ltd., the vendor or the landlord/lessor, the vendor's or the landlord/lessor's professional advisors and all other appropriate authorities and other relevant bodies. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No Warranty or undertaking is given in respect of the accuracy of these particulars, dimensions, measurements or descriptions mentioned therein. 2. Prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries. 3. Any plans shown in these particulars are able to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore are not to scale except where specifically stated. The plans are not intended to depict the interest to be disposed of. Any street plans are reproduced with the consent of Good Cartographers Limited. Location plans are based on Ordnance Survey maps with the sanction of the controller of H.M. Stationery Office. Crown Copyright Reserved. 4. The particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations warranties undertaking and contractual obligations to be given or undertaken by the vendor or landlord/lessor are those to be contained and expressly referred to in the written contract for sale or agreement for lease or lease between the vendor or landlords/lessor and a purchaser or tenant. 5. All terms quoted are exclusive of Value Added Tax unless otherwise stated. 6. The vendor/lessor does not make or give, and neither Goodsir Commercial Ltd., nor any person in the employ of Goodsir Commercial Ltd., has my authority to make or give any representation or warranty whatsoever in relation to this property. 7. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.