



62 Britton Street, Clerkenwell, EC1M 5UY

OFFICE | SHOWROOM

AREA: 560 sq.ft (52 sq.m) approx. | **RENT:** £24,000 PAX (£43 per sq.ft)

LOCATION:

The premises are located on the eastern side of Britton Street, close to the junction with Clerkenwell Road. This vibrant area provides a wealth of amenities including a large choice of bars, restaurants and shops. Transport links are excellent with numerous bus routes passing along Clerkenwell Road. Farringdon (Hammersmith & City, Circle, Metropolitan & Main Lines) & Barbican (Hammersmith & City, Circle & Metropolitan Lines) Stations are both situated within approx. 500 metres of the premises.

DESCRIPTION:

The property comprises a second floor office, accessible by a common staircase only. The floor is in good order throughout ready for occupation. The unit receives excellent natural light benefits from a self-contained WC and kitchenette. An entry phone system has been implemented to secure the unit.

Regulated by:



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USE CLASS: E - Commercial, Business and Service

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	560	52
TOTAL	560 sq.ft	52 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Close to Farringdon Station.
- Attractive Period Property.
- Highly Desirable Street.
- Good Local Retail Provision.
- Low Service Charge.
- Self-contained WC/Kitchenette
- Entry Phone System.
- Good Natural Light.

TERMS:

New FRI lease for a term in the region of 3-5 years

RENT: £24,000 PAX (£43 per sq.ft)

RATES PAYABLE: Rateable Value is £16,209.00

VAT: The building is not elected for VAT

SERVICE CHARGE: Tbc

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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