

TO LET

goodsir

COMMERCIAL



19 Britton Street, Clerkenwell, EC1M 5NZ

Office to Let near Farringdon Station.

AREA: 1,120 sq.ft (104 sq.m) approx. | **RENT:** £44,800 PAX (£40 per sq.ft)

LOCATION:

The property is situated on Britton Street, approximately 200 meters from Farringdon Main and Underground Station. The local area benefits from a wealth of amenities including numerous bars, restaurants, and shops including, Pret a Manger, Cafe Nero, ITZU, Byron Burger, Paul and Fabric nightclub.

DESCRIPTION:

The property comprises a Lower Ground floor office suite within a character office building, accessible by both a passenger lift and a common staircase, The unit benefits from Cat 2 lighting, good natural light, high ceilings, recently decorated an entry phone system, kitchen, and W/C's. The unit is available immediately.

USE CLASS: E - Commercial, Business and Service

Regulated by:



TO LET



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FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Building Area	1,120	104
Floor Area	1,120	104
TOTAL	1,120 sq.ft	104 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Good Location
- Entryphone System
- W/C Facilities
- Passenger lift
- Close to Farringdon Station
- Outside Space
- Newly Refurbished
- Good Natural Light

TERMS:

The premises are available to rent on a new full repairing and insuring lease for a term by arrangement.

RENT:	£44,800 PAX (£40 per sq.ft)	RATES PAYABLE:	All interested parties are advised to make their own enquiries.
VAT:	VAT is Payable.	SERVICE CHARGE:	To be confirmed.
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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