

GROUND FLOOR OFFICE TO LET



19 Garrett Street, London, EC1Y 0TY

GROUND FLOOR OFFICE

AREA: 1,060 sq.ft (98 sq.m) approx. | **RENT:** £30,000 PAX

LOCATION:

The property is located on Garrett Street, near to the junction with Whitecross Street. Local amenities for the area are excellent, with a street market located on Whitecross Street offering a wide selection of foods from around the world. There are also various shops and bars located nearby. Transport links for the property are good, with Old Street and Barbican Stations located approximately 0.4 miles away from the property.

DESCRIPTION:

The offices are situated on the ground floor and benefit from a glazed frontage onto the street and are DDA compliant.

Regulated by:



GROUND FLOOR OFFICE TO LET



19 Garrett Street, London, EC1Y 0TY

USE CLASS: E - Commercial, Business and Service

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	1,060	98
TOTAL	1,060 sq.ft	98 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Underfloor trunking
- Wooden flooring
- Roller shutters
- Exposed brickwork
- Security fog system
- Air conditioning
- Kitchenette
- Male and female W/C's

TERMS: A new FRI lease for a term to be agreed.

RENT: £30,000 PAX

RATES PAYABLE: Rates payable circa £19,600 pa.

VAT: Not applicable (TBC).

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.

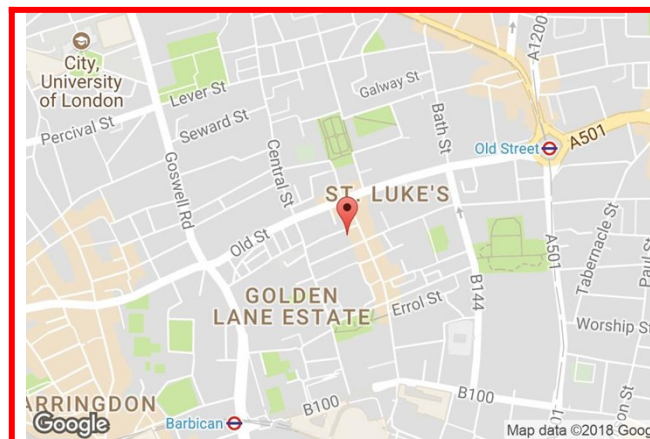
CONTACT:



Paul Goodsir

0207 566 6455

jamie@assemblycre.co.uk



Please note that as from 1st September 2020 the Use Classes Order has been re-defined and offices will be classified within use class E (commercial, business and services), which includes retail, restaurants, offices, light industrial, medical, indoor sport and nurseries/creches. None of the above uses would require planning permission for change of use. For other uses prospective tenants should make their own enquiries regarding specific occupational requirements or uses. Please note that the above planning changes have only recently been announced and our understanding is that these may be subject to change in due course.

August 2020

Regulated by:



1st Floor, 9 Mallow Street, London, EC1Y 8RQ 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 any 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.