

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

942-1,902 SQ FT
OFFICE/STUDIO
OPPOSITE FARRINGDON STATION



3rd & 4th FLOORS, 101-102 TURNMILL STREET,
LONDON EC1M 5QP

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.

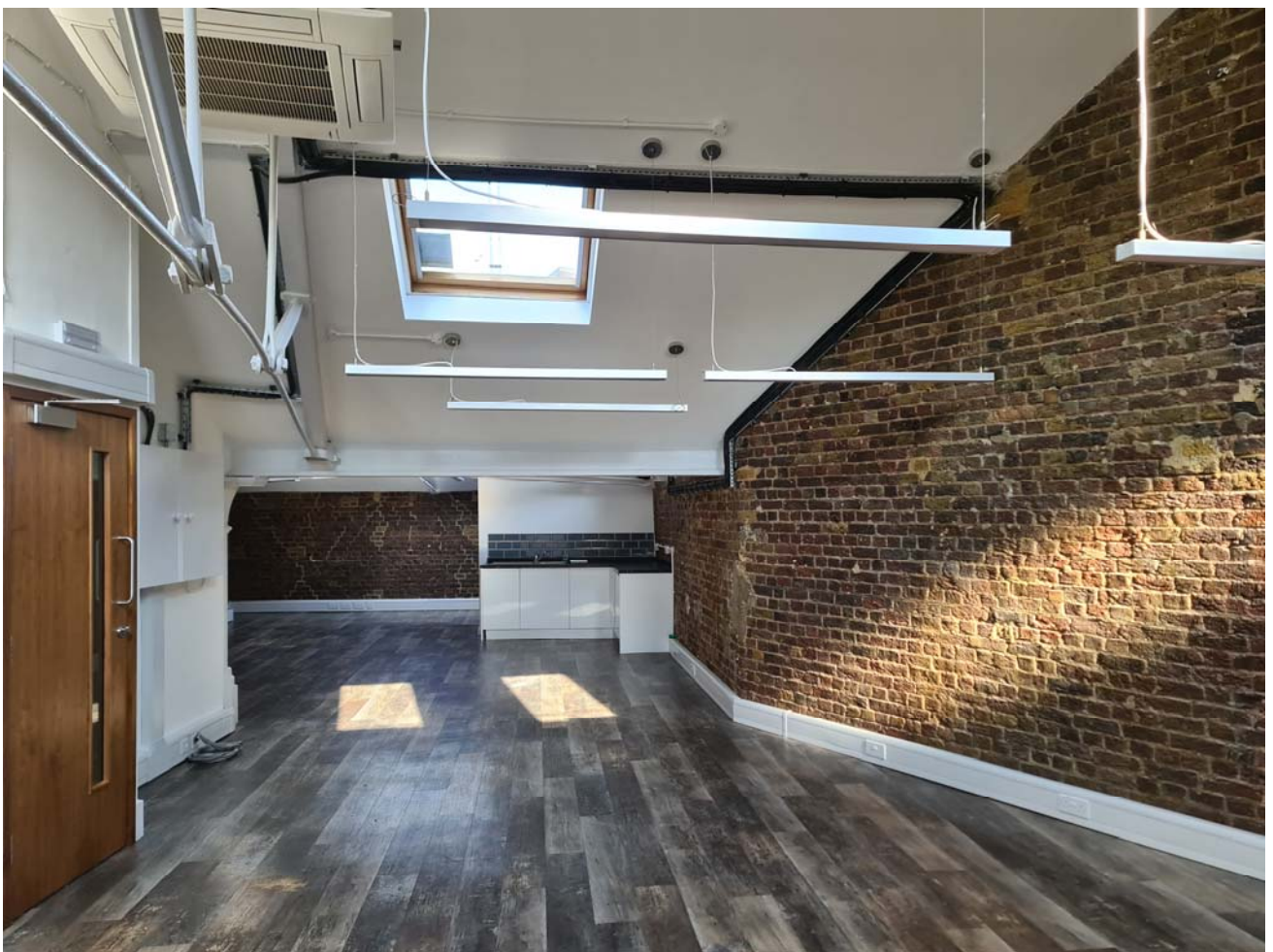
3rd FLOOR





4TH FLOOR





3rd & 4TH FLOORS, 101-102 TURNMILL STREET, LONDON EC1M 5QP

LOCATION	The property is situated on the east side of Turnmill Street directly opposite Farringdon station (Circle, Hammersmith & City and Metropolitan lines), Crossrail and National Rail.	
DESCRIPTION	Comprising third and fourth floor, warehouse style office space, within an attractive period building. The accommodation has been recently refurbished and benefits from attractive original features.	
AREA	3 rd floor	942 sq ft/87.51sqm
	4 th floor	960 sq ft/89.19 sqm
<i>All measurements are stated approx.</i>	TOTAL 1,902 sq ft/ 176.7 sqm	
AMENITIES	<ul style="list-style-type: none">* Fitted space* Recently refurbished* Good natural light* Wooden floor* Comfort cooling* Kitchenette* WC	
ANNUAL RENT	3 rd floor	£42,390 PAX
	4 th floor	£43,200 PAX
BUSINESS RATES	We understand that the rateable values of the 3 rd floor is £26,500 and rates payable are estimated at £13,224 per annum. The rateable values of the 4 th floor is £21,500 and rates payable are estimated at £10,729 per annum. Interested parties are advised to make their own enquiries.	
SERVICE CHARGE	Running at apx. £5.31 per sq ft per annum.	
EPC	3 rd floor	D/96
	4 th floor	C/68
LEASE	New lease available by arrangement direct from the Freeholder.	
LEGAL COSTS	Each party is responsible for their own legal costs.	

VIEWING

Through Joint Sole Agents

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ASTON ROSE

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