



5 Baker's Row

London, EC1R 3DF

Self contained building in EC1 to let 5,455 sq ft

5,455 sq ft

(506.79 sq m)

- Comfort cooled
- Loading bay/secure garage
- 4.6m ceiling height G/F
- 3m + ceiling heights to remainder of building
- Self contained
- Under refurbishment

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Description

The building was developed in the late 80's as part of the Bakers Yard scheme and has most recently been occupied for a mix of office and warehouse/storage uses.

The building comprises of a loading bay/secure garage area, lofty comfort cooled g/f with circa 4m floor to ceiling height and 2 upper floors of bright, cooled office space. Would suit a creative Co looking for a project or a final mile delivery type service.

Location

Bakers Row runs between Farringdon Rd and Warner St.

The newly renovated Farringdon Station - Elizabeth line, Circle, Metropolitan and Hammersmith & City underground and mainline Thameslink services - is a short walk away.

Accommodation

The accommodation comprises of the following:

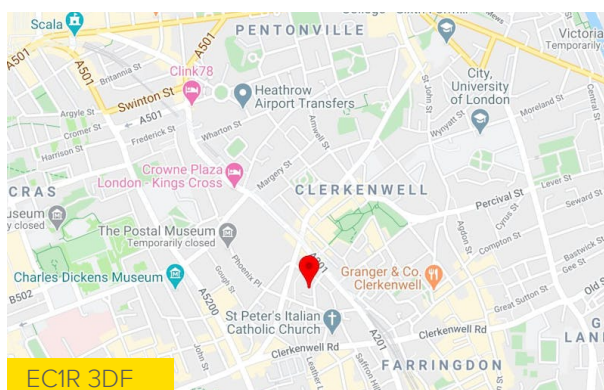
Name	sq ft	sq m	Availability
2nd	1,840	170.94	Under Offer
1st	1,900	176.52	Under Offer
Ground	1,225	113.81	Under Offer
Ancillary - Loading Bay/Garage	490	45.52	Under Offer
Total	5,455	506.79	

Viewings

By prior appointment with sole agents.

Terms

A new lease is available for a term by arrangement.



Summary

Available Size	5,455 sq ft
Rent	£45 - £50 per sq ft
Rates Payable	£13.86 per sq ft
Rateable Value	£143,750
Service Charge	N/A
VAT	Applicable
Estate Charge	N/A
EPC Rating	Upon enquiry

Viewing & Further Information



Clarke Buxton

020 7404 5043 | 07816 663468
cb@galepriggen.co.uk



Tim Gale

020 7404 5043 | 07713 482351
tpg@galepriggen.co.uk



Marketing text 1





