

# PROPERTY PARTICULARS

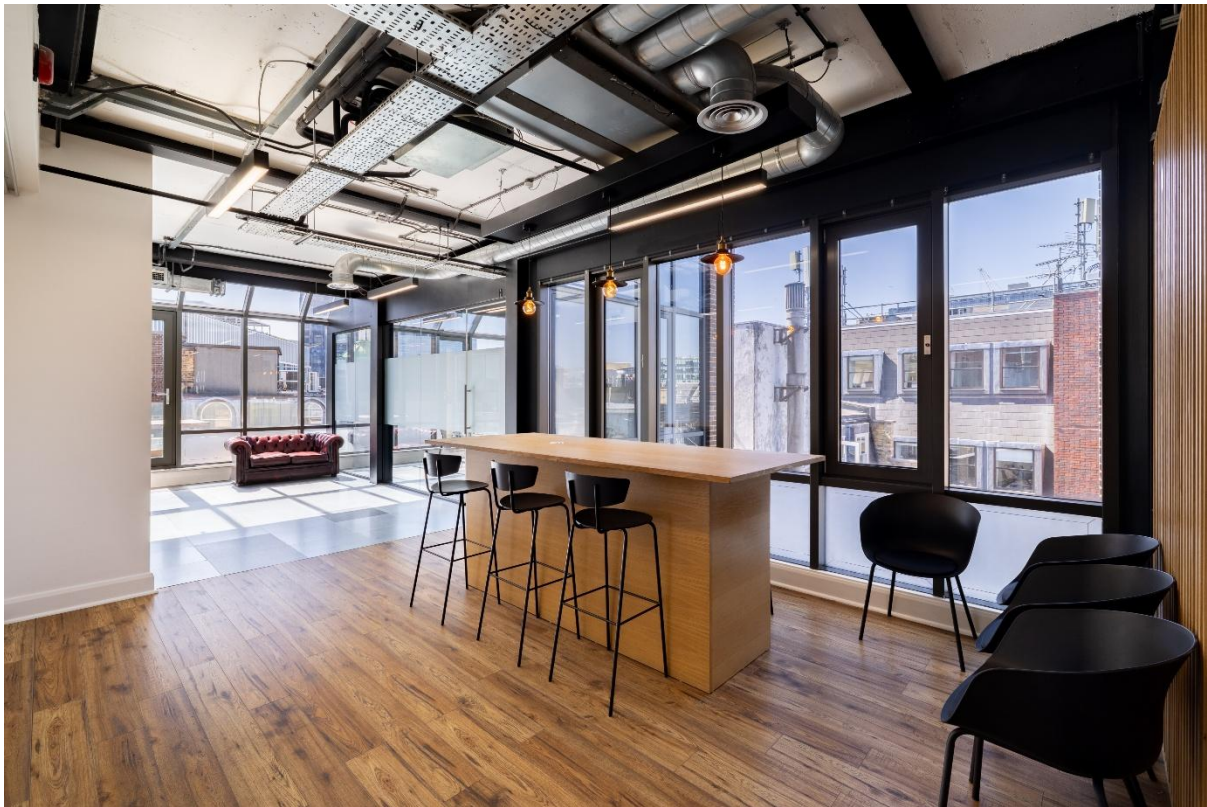
One St. John Street | Smithfield | London | EC1 M4AA  
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Property Consultants  
& Estate Agents

**TO LET**

**1,647 SQ FT**

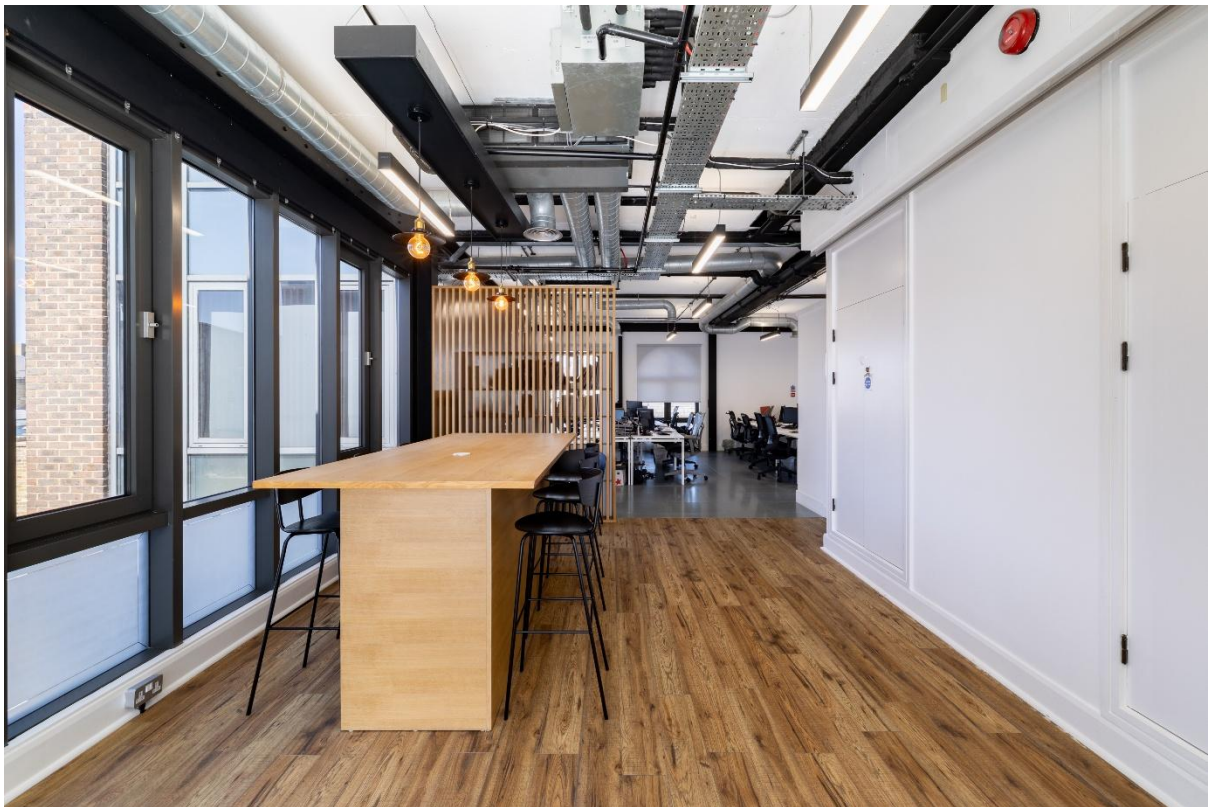
**EXCEPTIONAL 5<sup>th</sup> FLOOR OFFICE  
WITH LARGE TERRACE**

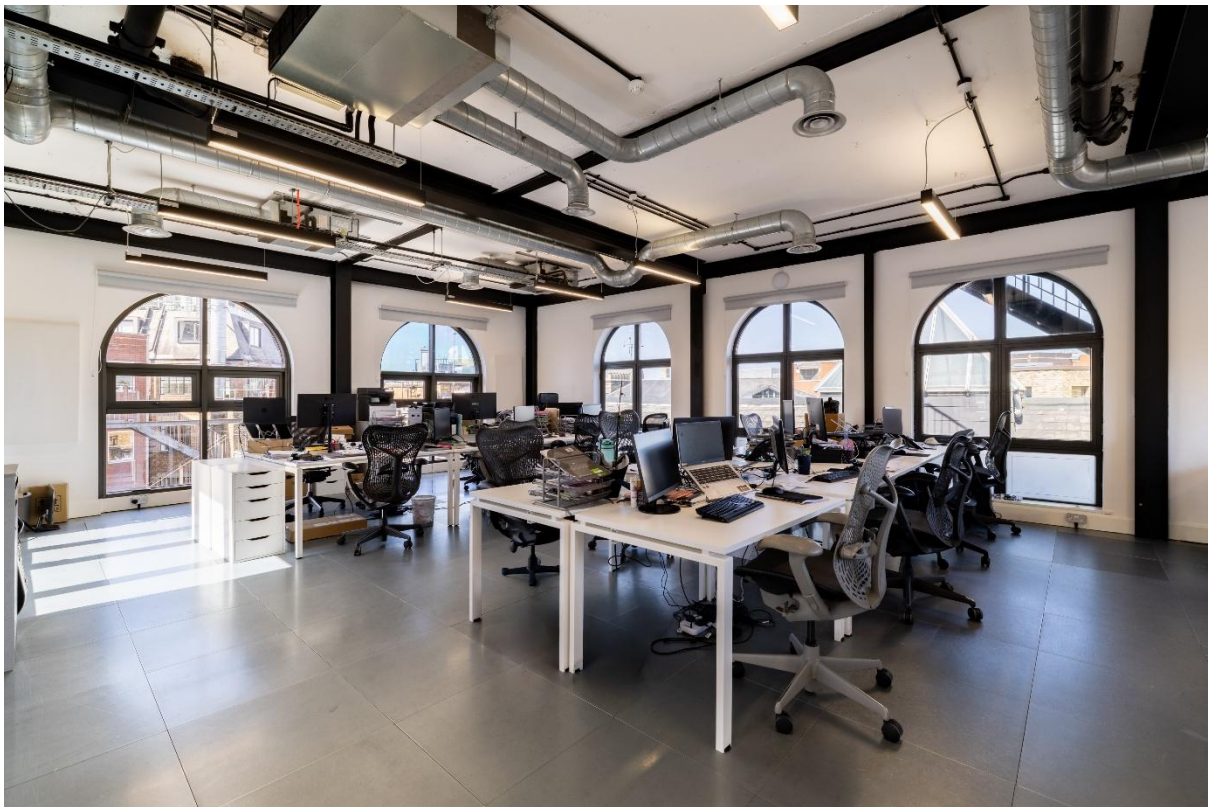


**111 CHARTERHOUSE STREET  
LONDON EC1M 6AW**

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## 111 CHARTERHOUSE STREET LONDON EC1M 6AW

### LOCATION

The premises is situated on the north side of Charterhouse Street and next to Charterhouse Square, one of Clerkenwell's nicest green spaces.

Both Farringdon and Barbican stations are less than a 5 minute walk away (Elizabeth, Circle, Hammersmith & City, Metropolitan lines and Thameslink services). The area's best restaurant and bars are close by too, including Brutto, Luca, Bouchon Racine, Le Café du Marche, St John and Smiths.

### DESCRIPTION

5th floor, loft style, fitted out office accommodation within a handsome former warehouse building.

The premises benefits from an attractive glazed meeting room and large, south facing private terrace, boasting amazing views of the London skyline.

### AREA

*(all measurements are stated approx.)*

	Sq.Ft.	Sq.M.
5th floor	1,647 sqft	153.01 sqm

## AMENITIES

- \* Excellent natural light from 4 elevations
- \* Large, south facing private terrace
- \* Exposed air conditioning system
- \* Exceptional floor to ceiling height
- \* Smart Building reception
- \* Attractive glazed meeting room
- \* Passenger lift
- \* Raised access floor
- \* Suspended LED lighting
- \* Kitchenette
- \* Shower
- \* 2 WCs

## RENT

£114,467 per annum exclusive

## BUSINESS RATES

We understand that rates payable are approx. £31,920 per annum. Interested parties are advised to confirm this with Islington council.

## SERVICE CHARGE

£19,764 per annum.

## TENURE

A new, effective Full, Repairing and Insuring lease is available directly from the Freeholder, on terms to be agreed by negotiation.

## LEGAL COSTS

Each party is to bear their own legal costs.

## EPC

C/51

## VIEWING

Through sole agent

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