

**HURFORD**

**SALVI**

**CARR**

PROPERTY ADVISORS AND DEVELOPMENT CONSULTANTS

## **Class 'E' premises To Let /For Sale in Farringdon area**

**Ground and Basement, 8 Clerkenwell Green, London, EC1R 0DE**

**"FITTED FOR OFFICE/SHOWROOM USE"**



**1,438 Sq. Ft. / 133.6 Sq. m. Rent Quoting: £39,000 pax / Sale: £850,000**

### **LOCATION**

The space is located right in Clerkenwell Green, a sought-after square in Clerkenwell, in an area which has been ever popular with interior design firms, architects and more recently tech companies.

### **Misrepresentation Act**

These particulars are prepared for the guidance only of prospective purchasers or lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact and purchasers or lessees must rely on their own enquiries in this regard.

**DEMISE**

The premises occupy the Ground and basement of the building, with direct access from the street.

Accommodation comprises an open plan space on ground floor currently set up as an office, with a toilet at the back. The basement is accessed via an internal staircase and leads to an open plan space previously used as a photographic/filming area.

This lower ground offers another toilet, two kitchenettes (one to serve the ground floor and another to the basement), and additional built-in storage room.

The premises benefit from elegant solid wood floors throughout, air conditioning and heating, as well as two electric shutters, one for each floor, for added security. There is also high-speed internet supply to the unit.

**TRANSPORT**

The nearest station is Farringdon for the newly opened Elizabeth, Circle, Hammersmith & City, Metropolitan underground lines, and mainline rail services.

**DIMENSIONS**

The GIA (Gross Internal Areas) as follow

Ground	46.44 Sq. m. / 499 Sq. ft.
<u>Basement</u>	<u>87.16 Sq. m. / 938 Sq. ft.</u>
Total	133.60 Sq. m. / 1,438 Sq. ft.

**CONDITION**

The unit is offered fully fitted as an office ready for occupation.

**LEASE**

A new Full Insuring and Repairing Lease (FRI) for a term to be arranged.

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## **SALE**

The sale of a 999 year lease from 25 December 1995 to 20 December 2994 is available.

## **BUSINESS RATES**

Current rateable value for 2023 according to the VOA is £23,500 and rates payable in region of £12,200. We advised interested parties to make their own enquiries with the Local Authority.

## **EPC**

Rating D

## **VAT**

Vat is applicable to the rent.

## **LOCAL AUTHORITY**

London Borough of Islington

## **FURTHER INFORMATION**

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