

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

925 SQ FT APPROX.

FULLY FITTED OFFICE SPACE



**2-3 COWCROSS STREET,
CLERKENWELL EC1M 6DR**

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2-3 COWCROSS STREET, LONDON EC1M 6DR

LOCATION	Located on the north side of Cowcross Street, 50 metres from Farringdon station, the premises are in the heart of Farringdon.
DESCRIPTION	Attractive, fully fitted office space in sought after location.
AREAS <i>All areas are stated approx. N/A</i>	1 st floor 925 sqft/34.93 sqm
AMENITIES	<ul style="list-style-type: none">* Brilliantly located by Farringdon Station* Open plan office space* Excellent natural light* Meeting room* Break out space* Comfort cooling* Furnished* Shower* Kitchenette* Attractive finishes
RENT	£50,000 pax
BUSINESS RATES	We understand business rates payable are £12,312 per annum. Interested parties are advised to make their own enquiries.
SERVICE CHARGE	£8,600 per annum/£9.29 per sq ft.
LEASE	A new lease is available by arrangement direct from the Freeholder.
EPC	B/38
VIEWING	By appointment through Joint Sole Agents

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