

PROPERTY PARTICULARS

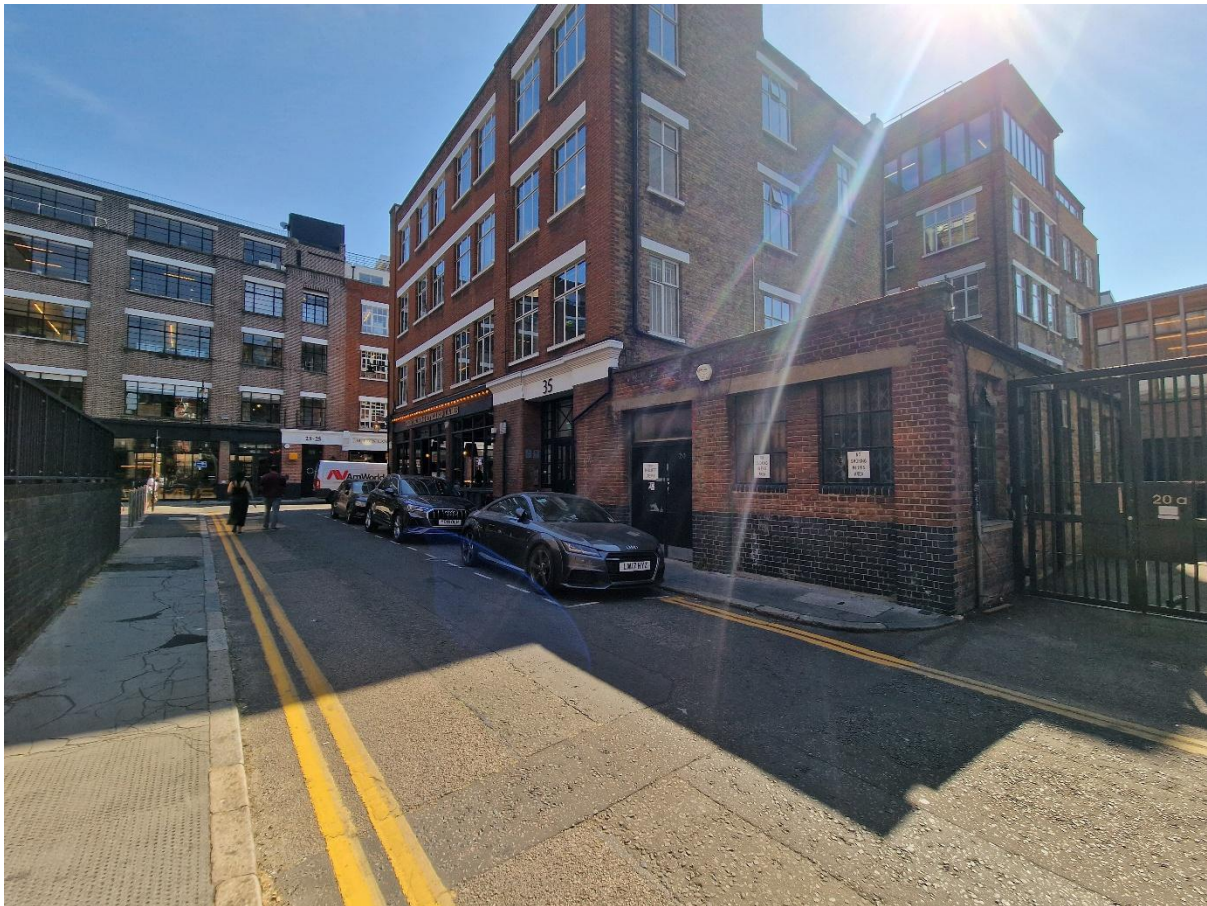
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Property Consultants
& Estate Agents

TO LET

CLASS E UNIT

800 SQ FT

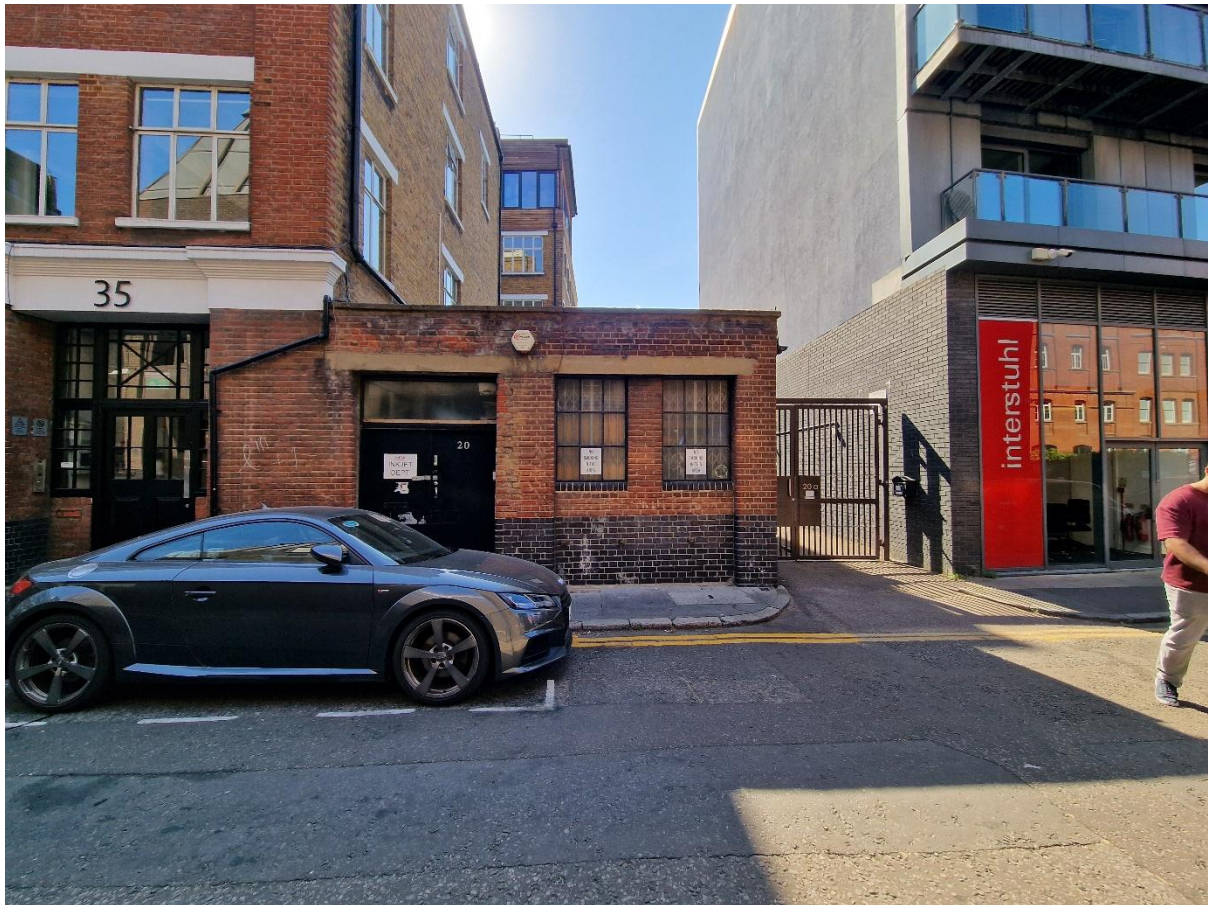


20 NORTHBURGH STREET,

LONDON EC1V 0EA

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20 NORTHBURGH STREET, LONDON EC1V 0EA

LOCATION

Located on the west side of Northburgh Street, in the heart of Clerkenwell. Farringdon station is a 5 minute walk away (Metropolitan, Hammersmith & City, Circle, Elizabeth lines and National Rail).

DESCRIPTION

Comprising a ground floor commercial unit. The unit is self contained with direct access to the street, kitchenette and WC.

The premises benefits from excellent natural light, 3 metres floor to ceiling height, 3 phase power, comfort cooling and enhanced security from window and roof light grilles and an intruder alarm.

AREA

(all measurements are stated approx. GIA)

Ground floor. 800 sq. ft./74.32 sq m

AMENITIES

- * *Ground floor, self contained unit*
- * *Excellent natural light*
- * *Located in heart of Clerkenwell*
- * *New lease*
- * *No VAT*
- * *Excellent floor to ceiling height*
- * *Kitchenette & WC*
- * *Would suit multiple uses within Class E*

LEASE

New lease available direct from the Landlord.

RENT

£35,000 per annum exclusive

BUSINESS RATES

Rateable value £27,500. This is not the rates payable. The annual rates payable are £11,880. Interested parties are advised to make their own enquiries.

VAT

Not applicable

EPC

C/57

VIEWING

Strictly by appointment through Sole Agent

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