

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

1,647 SQ FT

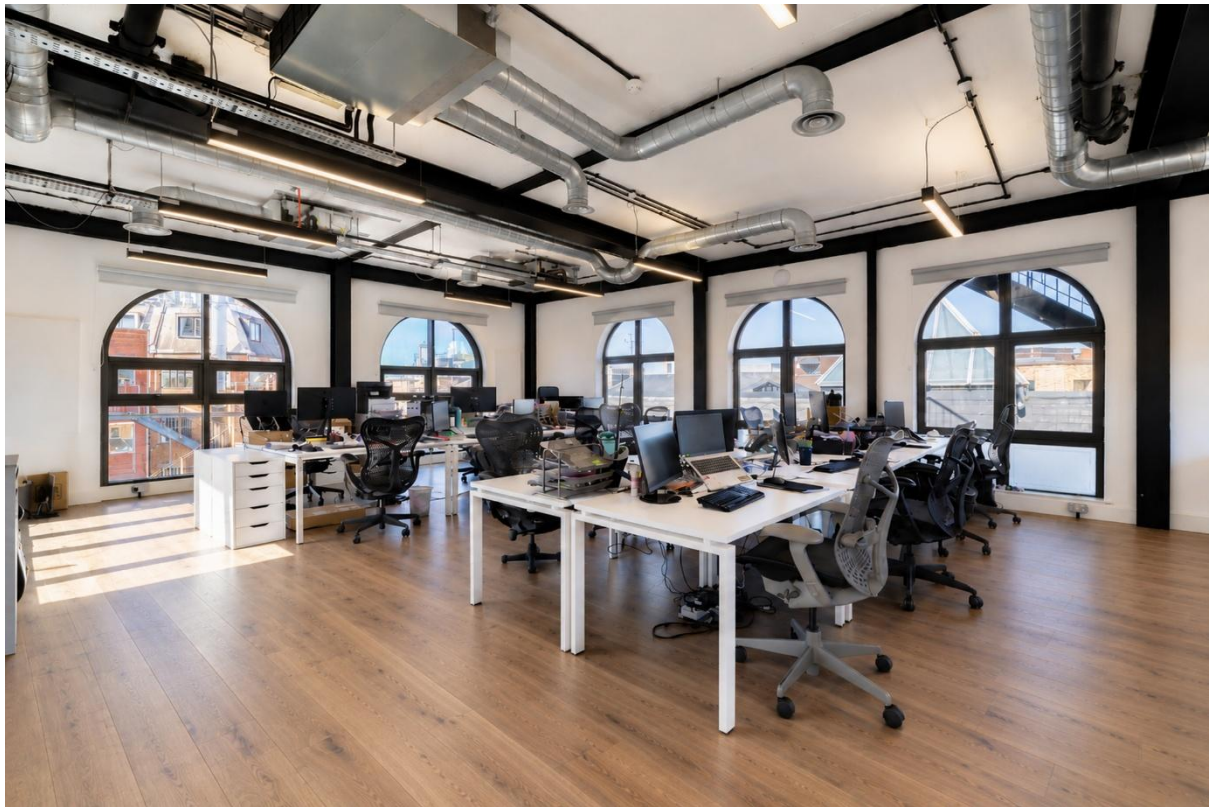
**EXCEPTIONAL 5th FLOOR OFFICE
WITH LARGE TERRACE**

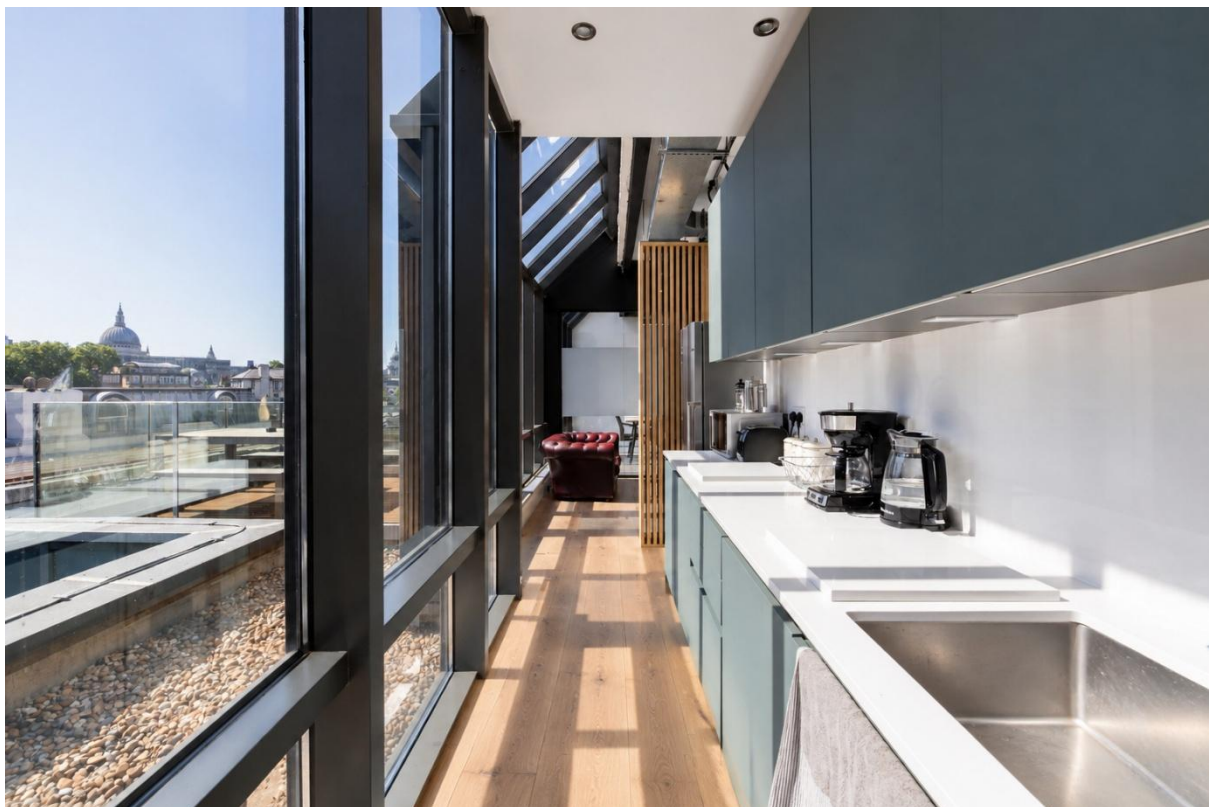


**111 CHARTERHOUSE STREET
LONDON EC1M 6AW**

**** ONLY £59.50 PSF ****

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.







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

£98,000 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

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VIEWING

Through sole agent

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