

**FULLY FITTED
GROUND FLOOR
OFFICE/SHOWROOM
FOR RENT**

**BARTS SQUARE
COLLECTION
53 LITTLE BRITAIN
EC1**

BELCOR

CITY FRINGE REAL ESTATE

2,243 SQ FT

DESCRIPTION

This stylish self-contained ground floor office/showroom comes fully fitted with 18 desks, an 8-person meeting room, 2 phone booths, a kitchenette, soft seating/breakout area, and shower facilities. With full-height floor-to-ceiling windows, the office offers excellent natural light, stunning views of the square or church, and direct access to a beautiful courtyard.

AMENITIES



AIR CONDITIONING



FULLY FITTED



SHOWERS



EXCELLENT NATURAL LIGHT



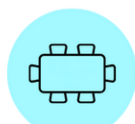
FLOOR TO CEILING
GLAZING



EXCELLENT
TRANSPORT LINKS



COURTYARD



MEETING ROOMS



DDA COMPLIANT

ELEGANTLY FITTED OFFICE/SHOWROOM MOMENTS FROM FARRINGDON STATION



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TRANSPORT

Farringdon - 4 mins



Barbican - 4 mins



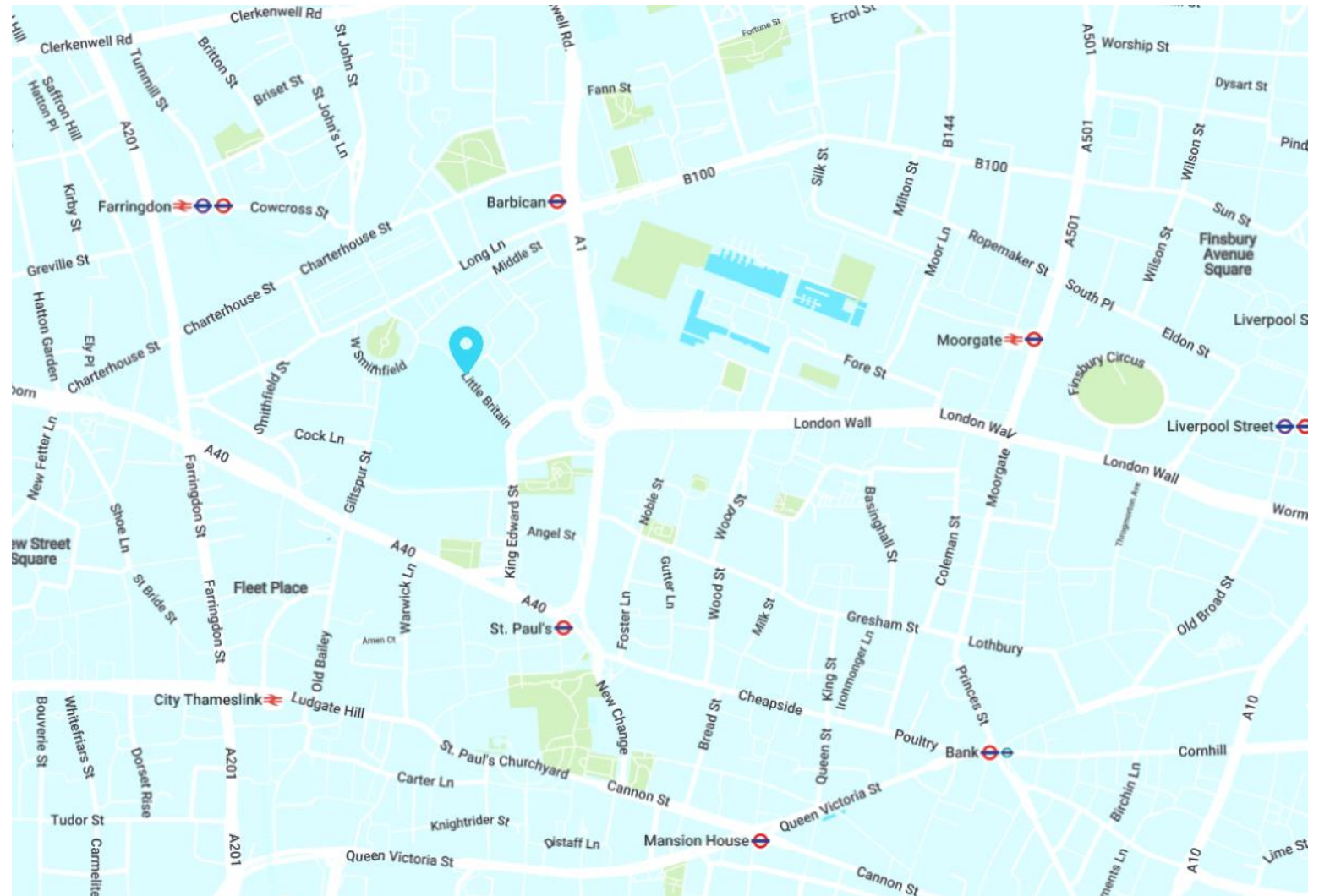
St Paul's - 10 mins



AREA

The property is located on Little Britain, just a stone's throw from a vibrant mix of independent restaurants, cafes, bars, and shops. The area offers a fusion of commerce, culture, and connectivity. It is 150m from Farringdon East (Elizabeth line station) and approximately 250m from Farringdon Station. Barbican and St Paul's Station are just a short walk away.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground Floor	2,243	Available	£59.50	£23.00	£2.96	£16,973.90

LEASE

A new lease to be contracted outside the Landlord & Tenant Act.

TIMING

Available immediately.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA JOINT SOLE AGENTS

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