



# Susskind.

10-11 Charterhouse Square EC1

Charterhouse Square is unquestionably one of Farringdon's most charming micro-locations. No.10-11 provides well refurbished floorplates with an abundance of natural light. The newly available 1<sup>st</sup> floor has undergone recent refurbishment, delivering a clean blank canvas for an incoming occupier to stamp their own identity on the space.

The building underwent a new refurbishment in 2021 to create a fully DDA Compliant offering via installation of 2 x new passenger lifts plus refurbishment of communal WC's and shower facilities. Furthermore, the building offers secure cycle storage.



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## Summary

Newly available and refurbished floor within building located in the charming Charterhouse Square, positioned within a few minutes walk of Farringdon Station.

## Features

- Newly refurbished
- Air conditioning
- 2x Passenger lift
- WC's
- Equality Act compliant
- Uniformed commissionaire
- Generous natural light
- Communal shower facilities
- Newly decorated
- Cycle storage
- Car parking with EV Charging (separate licence agreement)

## Transport

- Farringdon
- Farringdon East
- Barbican

## Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

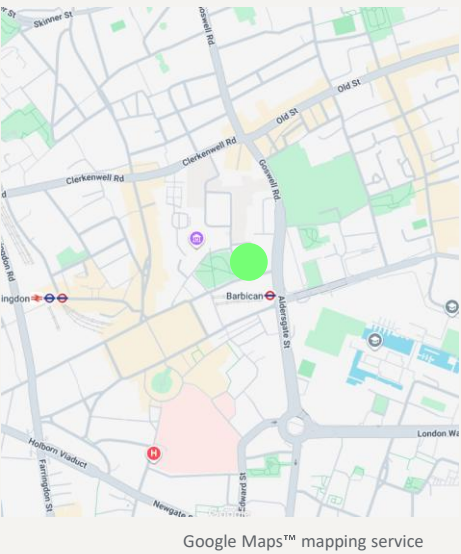
## EPC

An EPC has been commissioned and will be available on request.

## Availability

| Floor           | Size Sq Ft | Rent/Sq Ft | Service Charge/ Sq Ft | Business Rates / Sq Ft | £/PCM      | Status    |
|-----------------|------------|------------|-----------------------|------------------------|------------|-----------|
| 1 <sup>st</sup> | 4,370      | £55.00     | £11.50                | £17.79                 | £30,695.60 | Available |
| Total           | 4,370      | £55.00     | £11.50                | £17.79                 | £30,695.60 | Available |

## Map



## 10-11 Charterhouse Square EC1

### Viewing via sole agents

For further information and inspections please contact agents:

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07980 991 217  
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### Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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