

To Let - Prominent Corner – 14 Farringdon Street, London EC4A 4AB – (Part of 5 Fleet Place)

Location

Situated on the west side of Farringdon Street, opposite Goldman Sach's HQ, forming the ground floor corner of 5 Fleet Place, the unit benefits from main frontage and a feature spiral stair to the reception with potential for outside seating. The unit has good ceiling height and is currently fully fitted as a food retail unit. Retail occupiers nearby include, Prêt à Manger, Caffè Nero, Honi Poke, The Whitehaus Bar and M&S Food.

The unit sits underneath Charles Russell Speechly's HQ and other nearby office occupiers include; Mott MacDonald, Dentons, Reed & Mackay, Mazars, Petronas and EDHEC Business School.

The property is a short walk from London Blackfriars, City Thameslink and Farringdon Stations and well-placed for access to the Central Line.

Specification

The unit is arranged on ground floor only and provides the following approximate net internal area and dimensions:

Width (Min):	6.5 m	21 ft 4 ins
Depth:	17 m	55ft 9 ins
Area:	173.4 sq m	1,866 sq ft

The unit has external extract and access to secure loading facilities.

Lease

The unit is to be offered by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to a rent review at the fifth year of the term. Service charge estimate £3.70 per sq ft.

Terms

£80,000 per annum exclusive.

Details prepared 24th November 2022.

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Business rates

Rateable Value (2017) £65,500.

UBR 2022/23 is 0.524. Hence rates payable; £34,322. Parties are advised to verify the amount with the City of London Corporation.

Planning

Class E - uses will need to be considered against the interests of the high-quality offices above.

Legal costs

The tenant is to be responsible for their own legal costs.

EPC

Grade A – Highly efficient.

VAT

VAT if applicable will be charged at the standard rate.



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