



16 KIRBY STREET, LONDON, EC1N 8TS

Newly refurbished and fully fitted office with private terrace for rent in the heart of Farringdon

Tenure	To Let
Available Size	2,722 sq ft / 252.88 sq m
Rent	£69.50 per sq ft
Service Charge	£8.50 per sq ft
Rates Payable	£21 per sq ft
EPC Rating	Upon Enquiry

- CAT A+ refurbishment
- New modern suspended lighting
- Accessible raised floor
- Demised kitchenette
- Excellent natural daylight benefitting from dual aspect
- Underfloor air conditioning
- Glazed partitioning meeting rooms
- WCs and showers

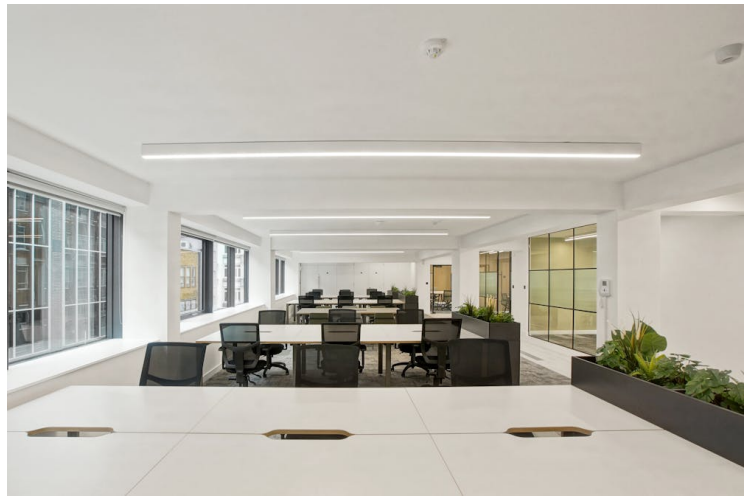
OVERVIEW.

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ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
3rd	2,708	251.58	Let
5th	1,488	138.24	Let
2nd	2,722	252.88	Available
Total	6,918	642.70	



FINANCIALS.

Rent £69.50 per sq ft

Rates Payable £21 per sq ft

Service Charge £8.50 per sq ft

EPC Rating Upon Enquiry



CONTACTS.

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These particulars do not form part of any offer of contract. They are issued as a general guide, but do not constitute representation of fact. Parties should satisfy themselves to their accuracy. Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Richard Susskind - Colonial Buildings, 59-61 Hatton Garden, London, EC1N 8LS
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