

TO LET / FOR SALE**SELF-CONTAINED BUILDING**
LOCATED IN BETWEEN KINGS CROSS AND ANGEL**(The premises are currently undergoing refurbishment)****Office / Showroom / Retail / Healthcare – Use Class ‘E’**
8,926 sq. ft / 829.25 sq. m**DESCRIPTION:**

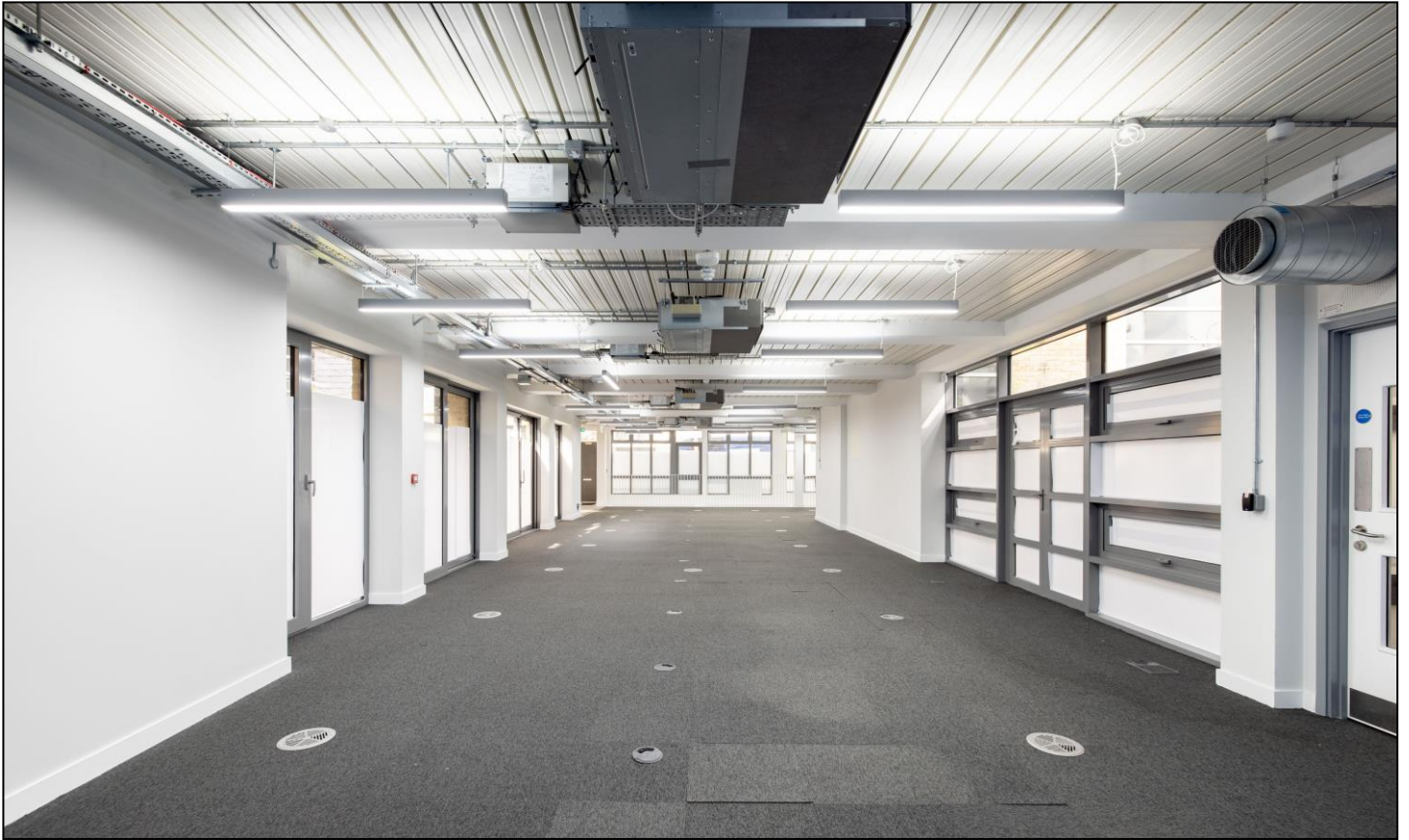
Arranged over three floors, Hermes Studios provides newly refurbished self-contained premises suitable for a variety of uses from office, showroom, retail, healthcare or education, stpp. Enhanced by 2x self-contained courtyards at ground levels and a terraced balcony on the 1st floor. With step free access, an internal passenger lift, fully accessible raised floors, ample WC provision throughout and fitted kitchenettes on each level, Hermes Studio provides an attractive HQ offering – The entire premises is currently undergoing a refurbishment and new imagery will be provided once works are complete.

LOCATION:

Centrally situated mid-way between Angel and King's Cross Underground Stations, Hermes Studios is a bright, modern and flexible commercial building benefitting from a wide range of local amenities with numerous bars, cafes and restaurants.



Hermes Studios 1-5 Hermes Street London N1 9JD





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Accommodation

The available accommodation comprises the entire 1st floor, Ground and Basement set out as follows:

LEVEL	SIZE (sq. ft)	SIZE (sq. m)
1 st	3,120	289.85
Ground	2,505	232.72
Lower Ground	3,214	298.59
Total	8,926 sq. ft	829.25

Tenure

A new FRI lease for a term to be agreed / Freehold for Sale.

Rent

£440,000 per annum exclusive of business rates, service charge and VAT.

Price

Price upon application.

Business Rates

Rates Payable - £169,260 per annum

EPC

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Legal Costs

Each party is to be responsible for its own legal costs incurred.

VAT

The property is VAT elected.

Viewings by arrangement through sole agent, Noble Harris:

Matthew Noble

mnoble@nobleharris.co.uk

079 8099 1214

Carl Dobrin

cdobrin@nobleharris.co.uk

075 4507 7959

Jake Doffman

jdoffman@nobleharris.co.uk

079 0408 2118

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