

# PROPERTY PARTICULARS

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**Jarvis  
Keller**

Property Consultants  
& Estate Agents

## TO LET

942-1,902 SQ FT  
OFFICE/STUDIO  
OPPOSITE FARRINGDON STATION



3<sup>rd</sup> & 4<sup>th</sup> FLOORS, 101-102 TURNMILL STREET,  
LONDON EC1M 5QP

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### 3<sup>rd</sup> FLOOR

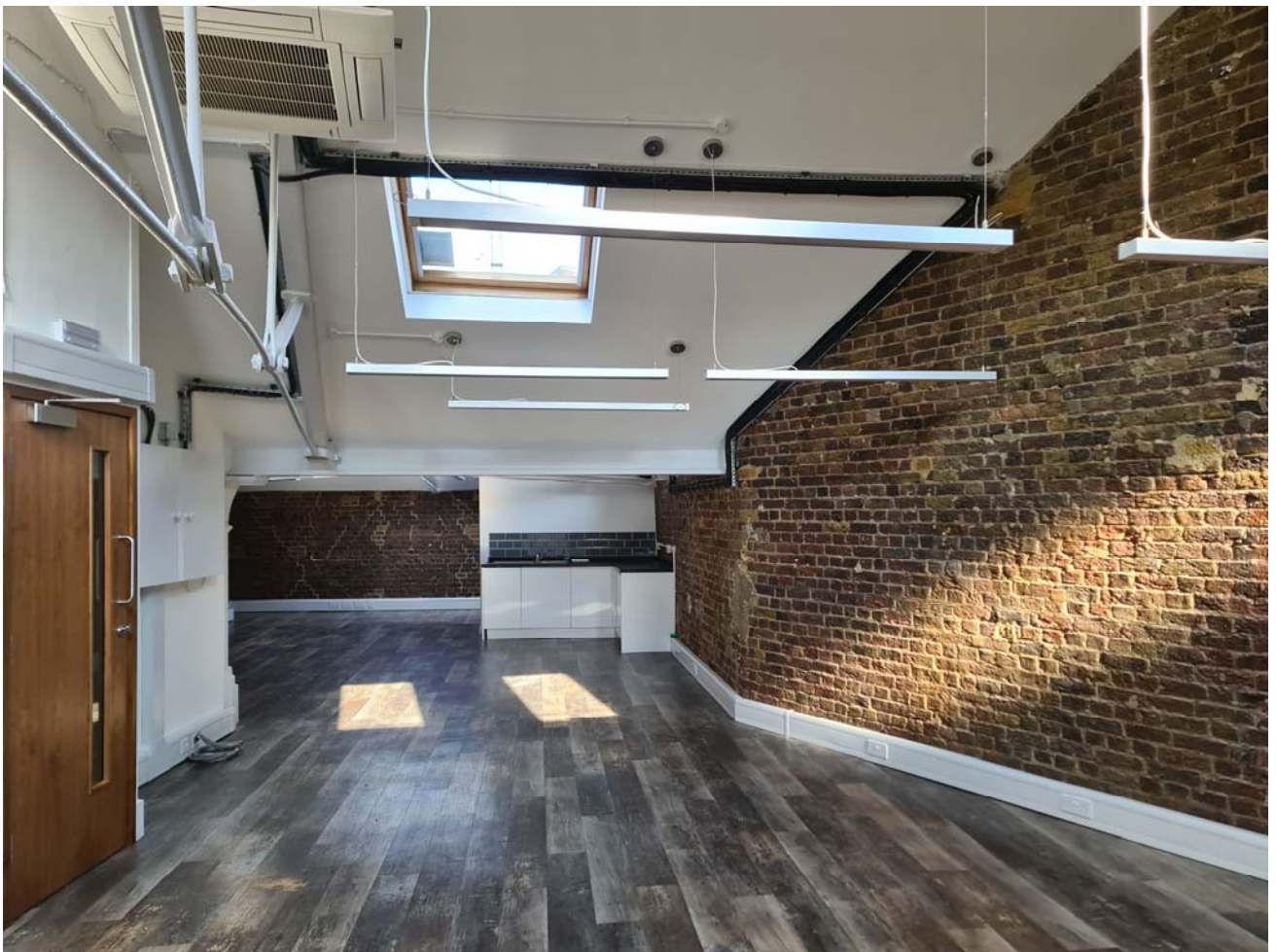






4<sup>TH</sup> FLOOR







# 3<sup>rd</sup> & 4<sup>th</sup> FLOORS, 101-102 TURNMILL STREET, LONDON EC1M 5QP

LOCATION	The property is situated on the east side of Turnmill Street directly opposite Farringdon station (Circle, Hammersmith & City and Metropolitan lines), Crossrail and National Rail.		
DESCRIPTION	<p>Comprising third and fourth floor, warehouse style office space, within an attractive period building.</p> <p>The accommodation has been recently refurbished and benefits from attractive original features.</p>		
AREA	3 <sup>rd</sup> floor	942 sq ft/87.51sqm	UNDER OFFER
	4 <sup>th</sup> floor	960 sq ft/89.19 sqm	
<i>All measurements are stated approx.</i>			
	<b>TOTAL 1,902 sq ft/ 176.7 sqm</b>		
AMENITIES	<ul style="list-style-type: none"><li>* Fitted space</li><li>* Recently refurbished</li><li>* Good natural light</li><li>* Wooden floor</li><li>* Comfort cooling</li><li>* Kitchenette</li><li>* WC</li></ul>		
ANNUAL RENT	3 <sup>rd</sup> floor	£42,390	PAX
	4 <sup>th</sup> floor	£36,000	PAX
BUSINESS RATES	<p>We understand that the rateable values of the 3<sup>rd</sup> floor is £26,500 and rates payable are estimated at £13,224 per annum.</p> <p>The rateable values of the 4<sup>th</sup> floor is £21,500 and rates payable are estimated at £10,729 per annum.</p> <p>Interested parties are advised to make their own enquiries.</p>		
SERVICE CHARGE	Running at apx. £5.31 per sq ft per annum.		
EPC	3 <sup>rd</sup> floor	D/96	
	4 <sup>th</sup> floor	C/68	
LEASE	New lease available by arrangement direct from the Freeholder.		
LEGAL COSTS	Each party is responsible for their own legal costs.		

VIEWING

Through Joint Sole Agents

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ASTON ROSE

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