

# PROPERTY PARTICULARS

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**Jarvis  
Keller**

Property Consultants  
& Estate Agents

## **TO LET**

### **ATTRACTIVE DOUBLE UNIT**

### **BY CHARTERHOUSE SQUARE**

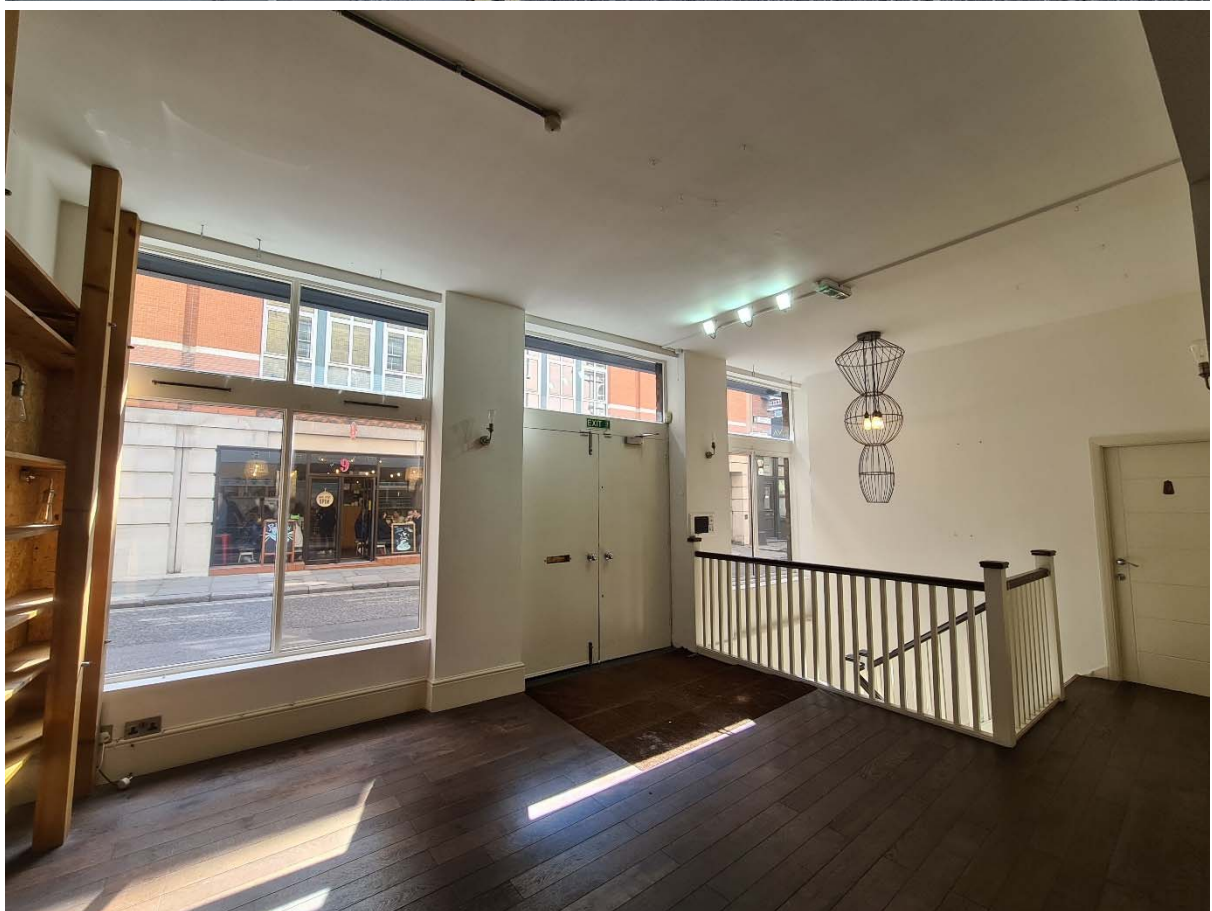


**7-8 CARTHUSIAN STREET, LONDON EC1M 6EB**

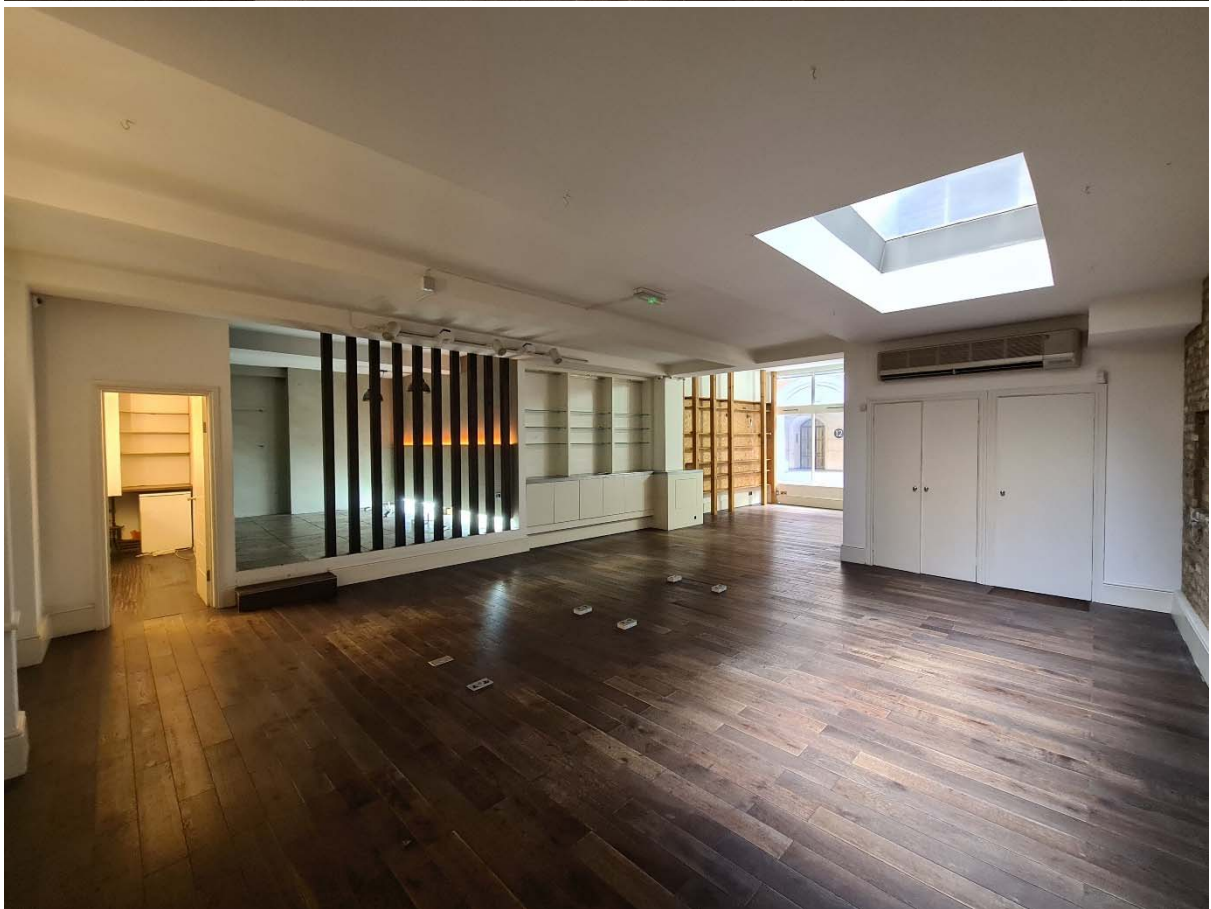
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## **7-8 CARTHUSIAN STREET, LONDON EC1M 6EB**

### **LOCATION**

The premises are located on the north side of Carthusian Street very close to the busy junction with Aldersgate Street, and a stones throw from Charterhouse Square, a landmark location in Clerkenwell.

Transports connections are excellent with the following stations within a 5 minute walk away.

Barbican underground station - 100 metres  
(Metropolitan, Hammersmith & City and Circle lines)

Farringdon Crossrail - 100 metres  
(Elizabeth line opens 24<sup>th</sup> May 2022)

Farringdon underground and railway stations - 450 metres  
(Metropolitan, Hammersmith & City and Circle lines and National Rail)

### **DESCRIPTION**

A ground floor and basement commercial unit within an attractive, mid-terrace period building.

### **AREA**

Ground floor                      1,150 sq ft/ 106.84 sqm

*All areas are stated  
approximate*

Basement 350 sq ft /32.5 sqm

**TOTAL 1,500 sq ft/139.34 sqm**

**AMENITIES**

- |                            |                      |
|----------------------------|----------------------|
| * Excellent frontage       | * Self contained     |
| * Excellent ceiling height | * Good natural light |
| * Wooden floor             | * Exposed brickwork  |
| * 2 WCs                    | * Kitchenette        |
| * Air con(not tested)      | * Skylight           |

**RENT**

£65,000 PAX

**LEASE**

A new lease is available direct from the Landlord on terms to be agreed through negotiation.

**EPC**

Upon request.

**BUSINESS RATES**

We understand that the rateable value of the premises is £48,750. This is not the rates that you pay.

The rates payable is based on the uniform business rates percentage, currently 49.9 pence in the £ for 2022/23.

Accordingly rates payable are estimated at £24,326 per annum. Interested parties are advised to verify this information with the local authority and any reliefs that may be available.

**USE**

Showroom, retail, office.  
Other uses will be considered.

**VIEWING**

By appointment with sole agents :-

**JARVIS KELLER – 020 7251 9226**  
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**07876 245 302**