

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

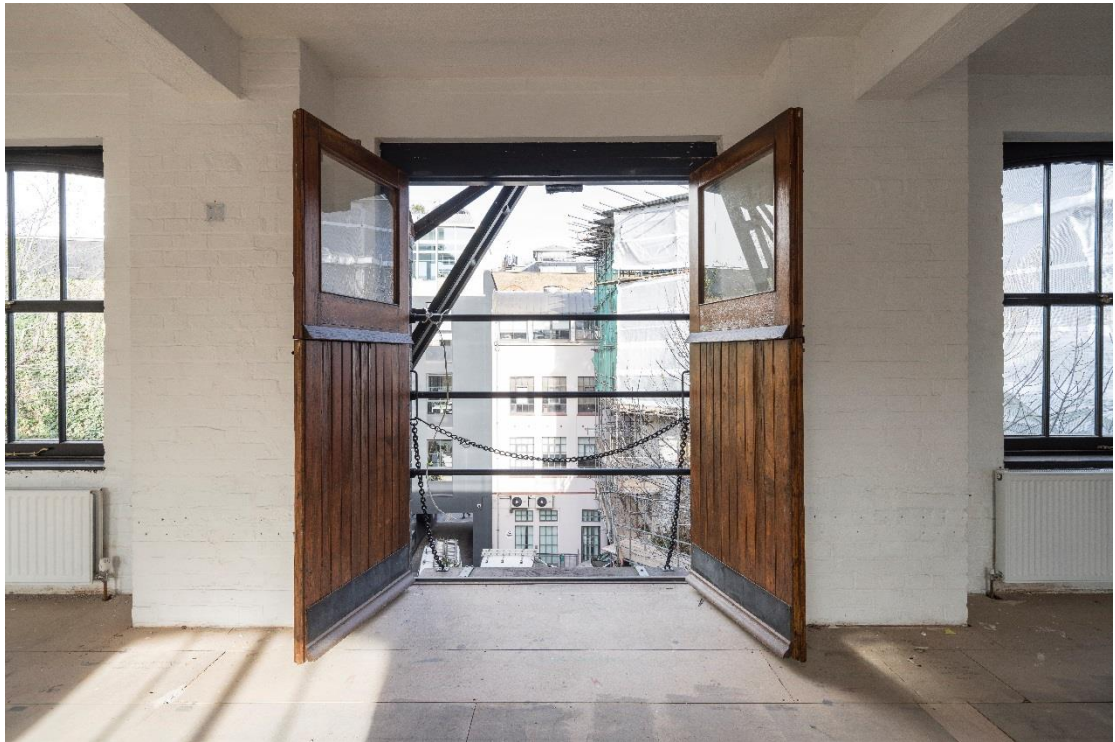
**TOP FLOOR, WAREHOUSE STYLE
OFFICE/STUDIO/CREATIVE SPACE**

1,715 SQ FT APX.



**3rd FLOOR, ALBION COURTYARD, 11
GREENHILL RENTS, LONDON EC1M 6PQ**

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3rd FLOOR, ALBION COURTYARD, 11 GREENHILL RENTS, LONDON EC1M 6PQ

LOCATION	<p>Situated in a 3,000 sq ft private, gated courtyard off Cowcross Street, the premises is located in the heart of Farringdon, a few metres from Farringdon Station - Tube (Circle, Hammersmith & City and Metropolitan lines), Crossrail (Elizabeth line) and national rail services.</p> <p>There are also direct services from Farringdon station to Heathrow, Gatwick and Luton airports and Kings Cross/Eurostar.</p> <p>Farringdon's best restaurants, bars and cafes are on the doorstep including Smiths, Brutto, Bouchon Racine, Luca, Vinoteca, Gordon Ramsay, St. John, Gail's and Paul.</p>
DESCRIPTION	<p>The property comprises the third floor of a former warehouse building, benefiting from superior natural light, excellent floor to ceiling height, original architectural features, natural ventilation, exposed brickwork, gas central heating and WCs.</p> <p>There is also a unique, 3,000 sq ft private, gated courtyard to enjoy, ideal for entertaining and corporate wellness.</p> <p>Car parking and secure cycle parking is also available.</p>
AREA <i>(all measurements are stated approx.)</i>	1,715 sq ft/159.33 sqm
AMENITIES	<ul style="list-style-type: none">* Warehouse style space* Excellent natural light* 3,000 sq ft private, gated courtyard* Car parking* Secure cycle parking* Exposed brickwork* Excellent floor to ceiling height* Original architectural features* Gas central heating* WCs
ANNUAL RENT	£85,750 per annum exclusive

VAT	The property has been elected for VAT.
BUSINESS RATES	Estimate £13.50 per sq ft. Interested parties should confirm this directly with the rating authority.
SERVICE CHARGE	We understand that the annual service charge is running at approx. £5.65 psf.
TENURE	New lease to be granted outside the provisions of section 24-28 of the Landlord & Tenant Act 1954, on terms to be agreed through negotiation.
EPC	D/87
VIEWING	Through sole agents JARVIS KELLER 020 7251 9226 john@jarviskeller.co.uk 07876 245 302