

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

BRIGHT SUITES AVAILABLE IN HATTON GARDEN FROM 110 SQ FT TO 425 SQ FT



1ST & 2ND & 3RD FLOORS, 9 ST CROSS STREET, LONDON EC1N 8UB

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





LOCATION

The property is situated on the south side of St Cross Street very close to the junction with Hatton Garden.

Farringdon station (Circle, Hammersmith & City and Metropolitan lines , Elizabeth line and National Rail) is under a 5 minute walk away. Chancery Lane station is also a short walk away (Central line).

DESCRIPTION

Comprising first, second and third floor suites ranging from 110 sq ft to 425 sq ft, within a mid terrace, period building. The accommodation benefits from a Hatton Garden address, excellent natural light, characterful original features, gas central heating, shower, kitchenette and WCs.

AREA

All measurements are stated approx.

	SQ FT	SQM
1 st floor	Front 235	21.8
	Mid 110	10.2
	Rear <u>160</u>	<u>14.9</u>
	505sq ft	46.9sqm
2 nd floor	425	39.5
3 rd floor	Front 255	23.7
	Rear <u>120</u>	<u>11.1</u>
	375 sq ft	34.8sqm
TOTAL	1,305 sq ft	121.2 sq m

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ANNUAL RENT	1 st floor	Front	£15,000 PAX
		Mid	£10,000 PAX
		Rear	£15,000 PAX
	2 nd floor		£20,000 PAX
	3 rd floor	Front	£15,000 PAX
		Rear	£10,000 PAX

BUSINESS RATES Tbc

SERVICE CHARGE £1,200 per annum

(Charge for 2nd floor room £2,400 per annum).

VAT The building is not VAT elected – the Landlord does not charge VAT.

EPC D/98

LEASE New leases are available by arrangement directly from the Freeholder, outside the Landlord & Tenant Act.

VIEWING **Through Sole Agent**
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