

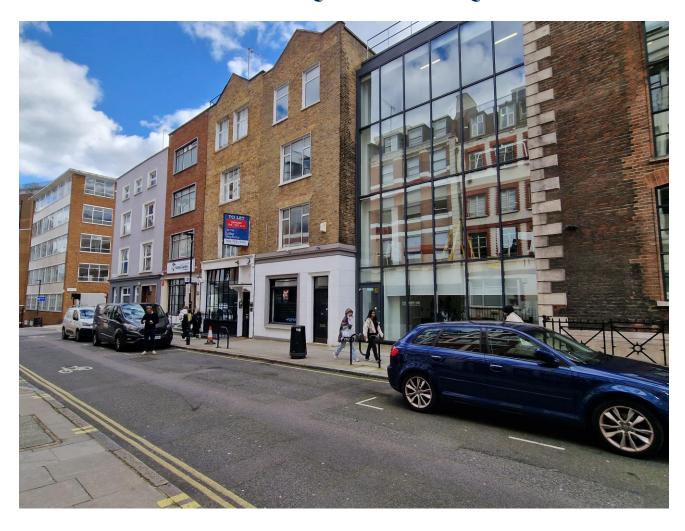
# PROPERTY PARTICULARS

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### **BRIGHT SUITES AVAILABLE**

### IN HATTON GARDEN

FROM 110 SQ FT TO 425 SQ FT



## 1<sup>ST</sup> & 2<sup>ND</sup> & 3<sup>RD</sup> FLOORS, 9 ST CROSS STREET, LONDON EC1N 8UB

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#### 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	SQ FT		Γ	SQM
	1 <sup>st</sup> floor	Front	235	21.8
		Mid	110	10.2
		Rear	<u>160</u>	<u>14.9</u>
All measurements are stated			505sq ft	46.9sqm
approx.	2 <sup>nd</sup> floor		425	39.5
	3 <sup>rd</sup> 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

## 1<sup>ST</sup> & 2<sup>ND</sup> & 3<sup>RD</sup> FLOORS, 9 ST CROSS STREET, LONDON EC1N 8UB

ANNUAL RENT 1st floor Front £15,000 PAX

Mid £10,000 PAX

Rear £15,000 PAX

 $2^{\text{nd}}$  floor £20,000 PAX

3<sup>rd</sup> floor Front £15,000 PAX

Rear £10,000 PAX

BUSINESS RATES Tbc

SERVICE CHARGE £1,200 per annum

(Charge for 2<sup>nd</sup> 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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