

PROPERTY PARTICULARS

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Property Consultants & Estate Agents

TO LET

2,084 SQ FT

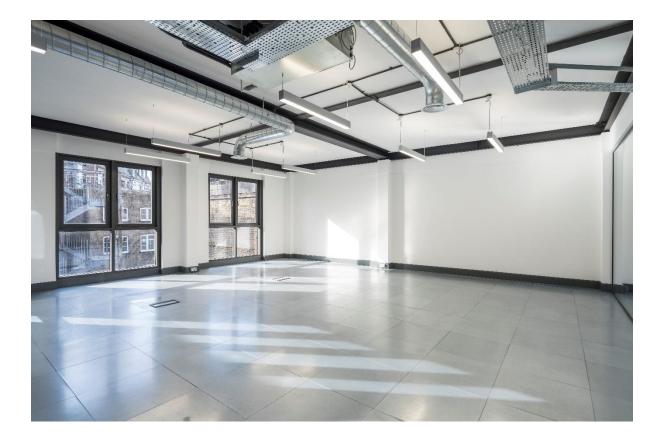
NEWLY REFURBISHED 4th FLOOR OFFICE

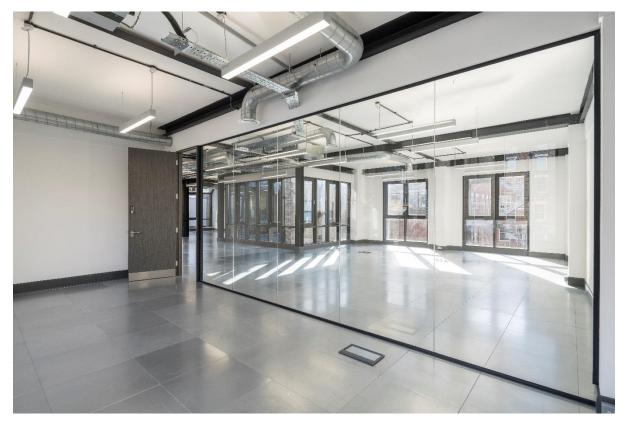


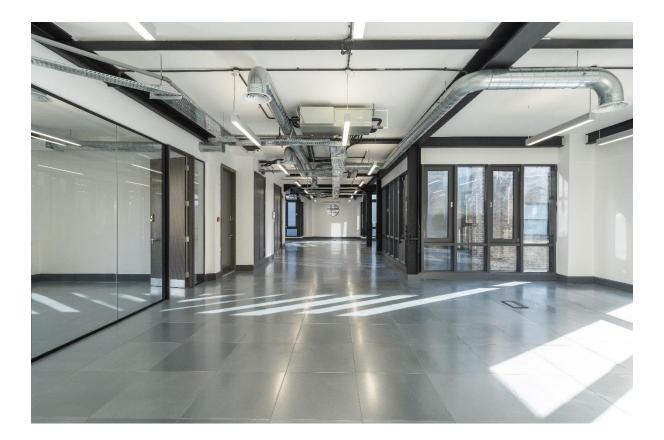
111 CHARTERHOUSE STREET LONDON EC1M 6AW

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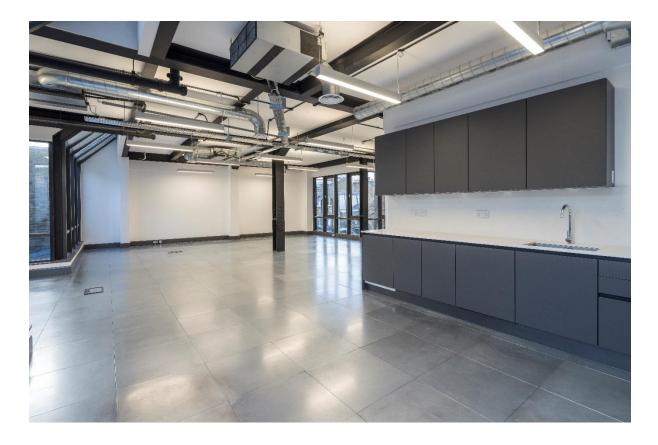
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LOCATION	The premises are situated on the north side of Charterhouse Street, very close to Charterhouse Square.			
	-	ance; Circle,	an stations are less than 5 minutes Hammersmith & City and Elizabeth line/Crossrail and	
	Some of Clerkenwell's best restaurants, cafes and bars are very close by too, including Bouchon Racine, Brutto, Gail's Bakery, Le Café du Marche, St John and Smiths.			
DESCRIPTION	The premises comprise a newly refurbished fourth floor office within an attractive period building by Charterhouse Squar The space is open plan, media style and has an impressive full glazed meeting room/private office, excellent natural light modern lift, exposed air conditioning system, raised access floor and shower.			
	The building is wheelchair accessible and also boasts a smart, staffed reception area with seating.			
AREA (all measurements are stated approx.)		Sq.Ft.	Sq.M.	
(un measurements are stated approx.)	4 th floor	2,084 sq ft	193.61 sqm	
AMENITIES	 * Excellent natural light * Newly refurbished * Fully glazed meeting room/Director's office * Air conditioning * Suspended lighting * Newly installed minimalist kitchenette * Shower * Concierge * Modern lift * Raised access floor * WCs 			
RENT	£103,500 per annum exclusive.			
BUSINESS RATES	We understand that business rates payable are estimated at $\pounds 38,400$ per annum. Interested parties are advised to confirm this.			

SERVICE CHARGE	£20,800 per annum.			
TENURE	A new, effective Full, Repairing and Insuring lease is available directly from the Freeholder, on terms to be agreed by negotiation.			
LEGAL COSTS	Each party is to bear their own legal costs.			
EPC	C/64			
VIEWING	Through sole agent			
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