

PROPERTY PARTICULARS

One St. John Street | Smithfield | London | EC1 M4AA
Tel: 020 7251 9226 | Fax: 020 7253 7480 | agency@jarviskeller.co.uk

Property Consultants
& Estate Agents

TO LET

2,084 SQ FT

NEWLY REFURBISHED 4th FLOOR OFFICE



**111 CHARTERHOUSE STREET
LONDON EC1M 6AW**

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.







111 CHARTERHOUSE STREET

LONDON EC1M 6AW

LOCATION The premises are situated on the north side of Charterhouse Street, very close to Charterhouse Square.

Both Farringdon and Barbican stations are less than 5 minutes walking distance; Circle, Hammersmith & City and Metropolitan tube lines, Elizabeth line/Crossrail and Thameslink.

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 Square. The space is open plan, media style and has an impressive fully 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 <i>(all measurements are stated approx.)</i>	Sq.Ft.	Sq.M.
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 £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

JARVIS KELLER
020 7251 9226
John Keller
john@jarviskeller.co.uk 07876 245 302