

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

603 SQ FT

6th FLOOR OFFICE

**WITH AMAZING 400 SQ FT
SOUTH FACING TERRACE**



**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 sixth floor office within an attractive period building by Charterhouse Square.

The premises has an amazing 400 sq ft, south facing, private terrace, with views of St Pauls and the London skyline, ideal for client entertainment and employee wellness.

The space is open plan, media style and has an impressive fully glazed meeting room/private office, excellent natural light, exposed air conditioning system, parquet floor and kitchenette.

The building is wheelchair accessible, boasts a smart, staffed reception area with seating, modern lift, WCs and shower.

AREA <i>(all measurements are stated approx.)</i>	Sq.Ft.	Sq.M.
6 th floor	603 sq ft	56.02 sqm

AMENITIES

- * Excellent natural light
- * 400 sq ft private terrace
- * Fully glazed meeting room/Director's office
- * Air conditioning
- * Suspended lighting
- * Parquet floor
- * Kitchenette
- * Shower
- * Concierge
- * Modern lift
- * WCs

RENT £36,180 per annum exclusive.

BUSINESS RATES	We understand that business rates payable are estimated at £11,602 per annum. Interested parties are advised to confirm this.
SERVICE CHARGE	£7,538 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/51
VIEWING	Through sole agent.

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