

PROPERTY PARTICULARS

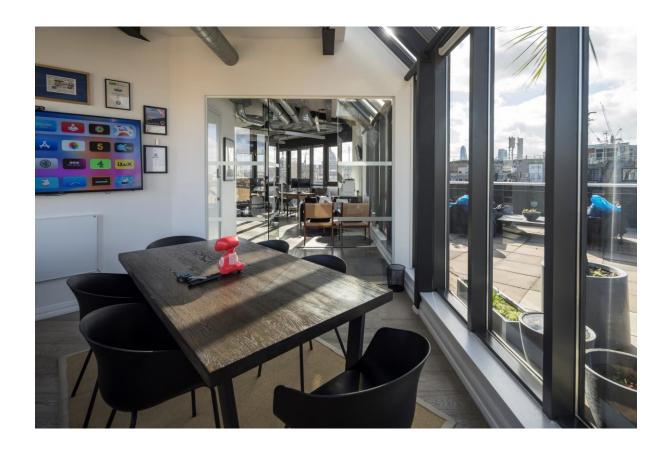
One St. John Street | Smithfield | London | EC1 M4AA Tel: 020 7251 9226 | Fax: 020 7253 7480 | agency@jarviskeller.co.uk Property Consultants & Estate Agents

TO LET

603 SQ FT

6th FLOOR OFFICE

WITH AMAZING 400 SQ FT SOUTH FACING TERRACE

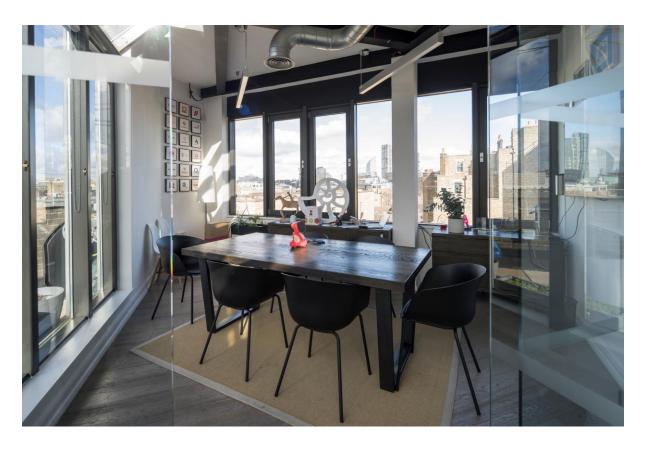


111 CHARTERHOUSE STREET LONDON EC1M 6AW

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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

 $(all\ measurements\ are\ stated\ approx.)$

Sq.Ft. Sq.M.

6th 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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