

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

376 SQ FT APPROX.

FULLY FITTED OFFICE SPACE



**2-3 COWCROSS STREET,
CLERKENWELL EC1M 6DR**

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LOCATION Located on the north side of Cowcross Street, 50 metres from Farringdon station, the premises are in the heart of Farringdon.

DESCRIPTION Attractive, fully fitted office space in sought after location.

AREAS 2nd floor 376 sqft/34.93 sqm
All areas are stated approx. NIA

AMENITIES

- * Brilliantly located
- * Excellent natural light
- * Well furnished
- * Shower
- * Kitchenette
- * Attractive finishes

RENT £19,700 pax

BUSINESS RATES Rateable value £9,700. This is **not** the business rates payable. We understand business rates payable is £4,840 per annum but 100% Small Business Rates Relief is available. Interested parties are advised to make their own enquiries.

SERVICE CHARGE £10.21 per sq ft.

LEASE A new lease by arrangement direct from the Freeholder.

EPC E/116

VIEWING By appointment through Joint Sole Agents

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