

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

1 COWCROSS STREET, CLERKENWELL EC1M 6DR

BRAND NEW FURNISHED OFFICES



313-796 SQ FT APPROX.

1 COWCROSS STREET, LONDON EC1M 6DR

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.







1 COWCROSS STREET, LONDON EC1M 6DR

LOCATION	Located on the north side of Cowcross Street, 50 metres from Farringdon station, the premises are in the heart of Farringdon.
DESCRIPTION	New, boutique style office space in sought after location.
AREAS	1 st floor 269 sqft
<i>All areas are stated approx. N/A</i>	2 nd floor 214 sqft
	3 rd floor 132 sqft
	4 th floor 181 sqft
	TOTAL 796 sqft
	 /73.91 sqm
AMENITIES	* Brand new furnished space * Excellent natural light * Wooden floor * WCs * Fibre * Kitchenettes * Attractive finishes
RENT	£59.50 per sq ft pax
BUSINESS RATES	Rateable value £18,500 Rates payable per annum £9,232/£12.21 psf. The property is rated under a single assessment. If the property is let in part, rates will be reassessed and may be subject to Small Business Rates Relief. Interested parties are advised to make their own enquiries.
SERVICE CHARGE	To be confirmed
LEASE	A new lease by arrangement direct from the Freeholder.
EPC	C/67
VIEWING	By appointment through Joint Sole Agents

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