

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

68 LONG LANE, SMITHFIELD EC1A 9EJ

BRAND NEW OFFICES



289-588 SQ FT APPROX.

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.

68 LONG LANE, SMITHFIELD EC1A 9EJ





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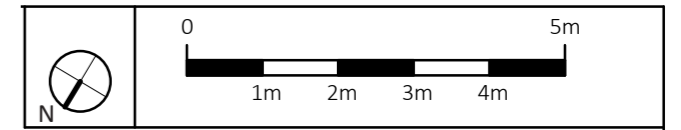
LOCATION	Located on the south side of Long Lane, opposite the Farringdon station, the premises are in the heart of Smithfield.	
DESCRIPTION	New, boutique style office space in sought after location.	
AREAS	1 st floor	144
<i>All areas are stated approx. N/A</i>	2 nd floor	145
	3 rd floor	147
	4 th floor	152
	TOTAL	588 sqft /54.63 sqm
AMENITIES	<ul style="list-style-type: none">* Brand new space* Excellent natural light* Wooden floor* WCs* Fibre* Kitchenettes* Attractive finishes	
RENT	£59.50 per sq ft pax	
BUSINESS RATES	Rateable value £18,250 Rates payable per annum £9,108/£15.49 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/54	
VIEWING	By appointment through Joint Sole Agents	

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

Richard Susskind
020 7831 8311

WE MAKE 68 Long Lane


OFFICE UNIT 2

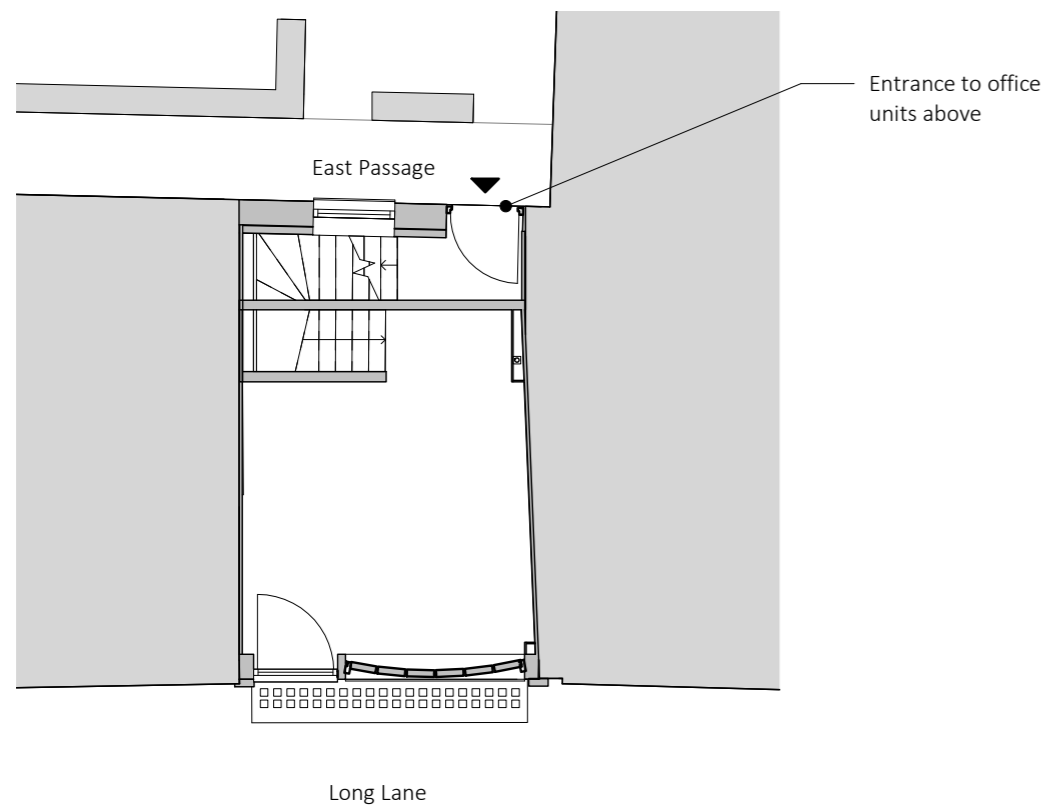


GENERAL NOTES

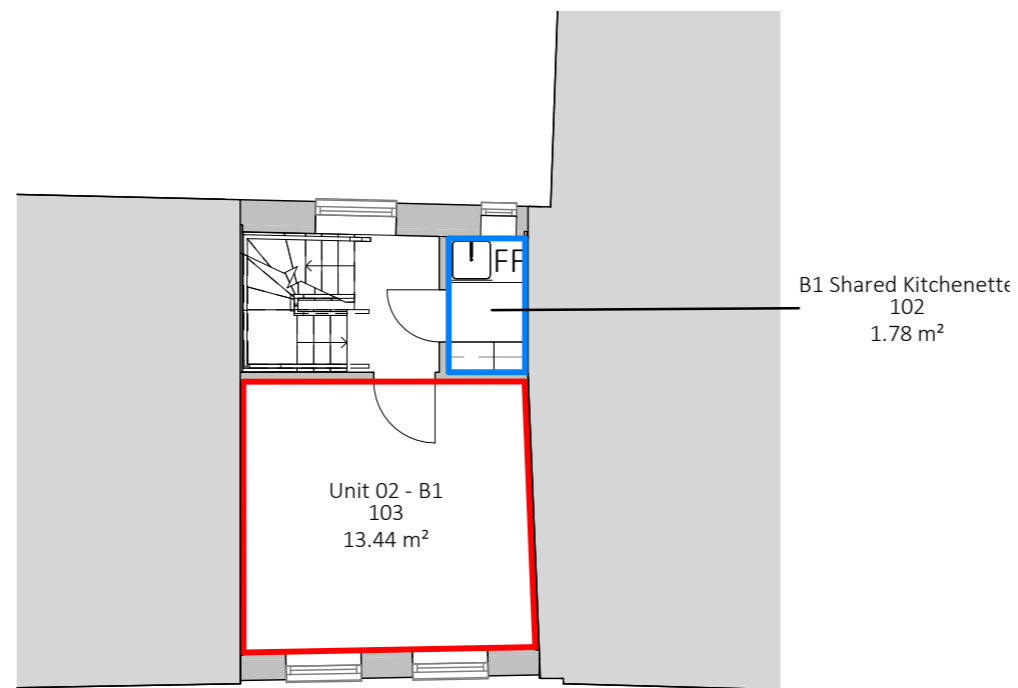
1. All levels and dimensions must be checked on site.
2. Any discrepancies with the information on this drawings must be reported in writing to Lipton Plant Architects.
3. Responsibility cannot be accepted for any alterations to these drawings without prior written permission from Lipton Plant Architects.
4. This drawing must not be photocopied, scaled or reproduced, otherwise scale and accuracy cannot be guaranteed.
5. This drawing should not be used under any circumstances for any construction or demolition work, or for any structural calculation or design work of any kind.

KEY

 = Extent of demised premises



GROUND FLOOR PLAN



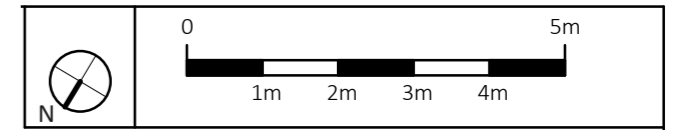
FIRST FLOOR PLAN

SCHEDULE OF NIA'S

GROUND FLOOR	Entrance
FIRST FLOOR	13.4 m ²
TOTAL	13.4 m ²

WE MAKE 68 Long Lane


OFFICE UNIT 3

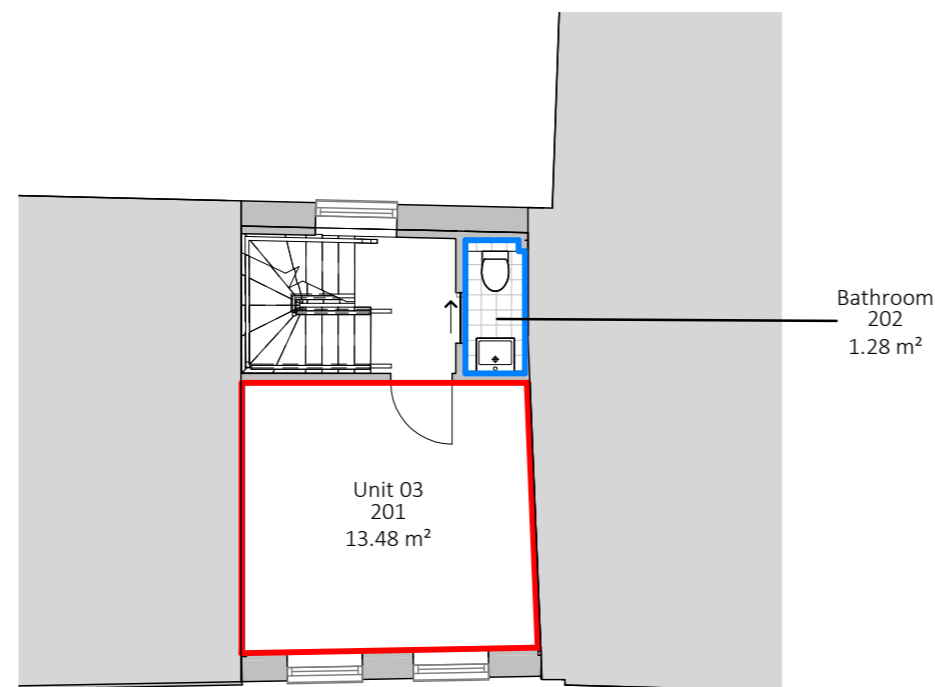


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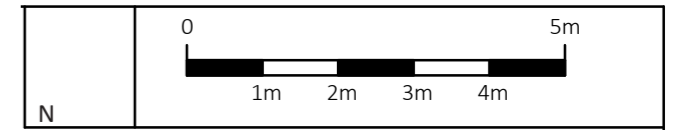
SECOND FLOOR PLAN

SCHEDULE OF NIA'S

SECOND FLOOR	13.48 m2
TOTAL	13.48 m2

WE MAKE 68 Long Lane


OFFICE UNIT 4

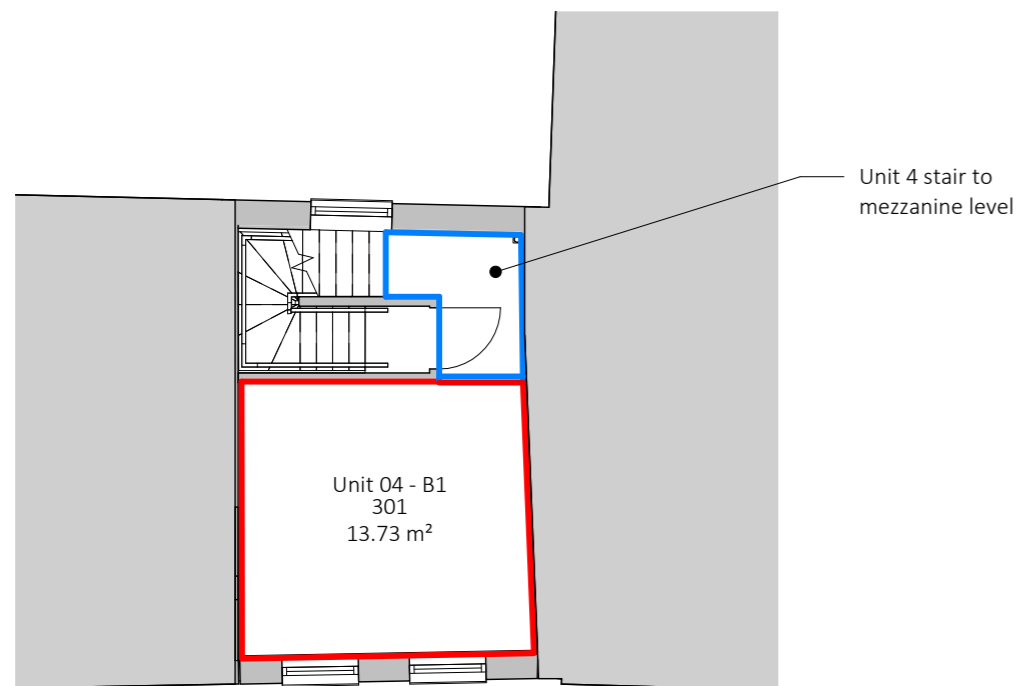


GENERAL NOTES

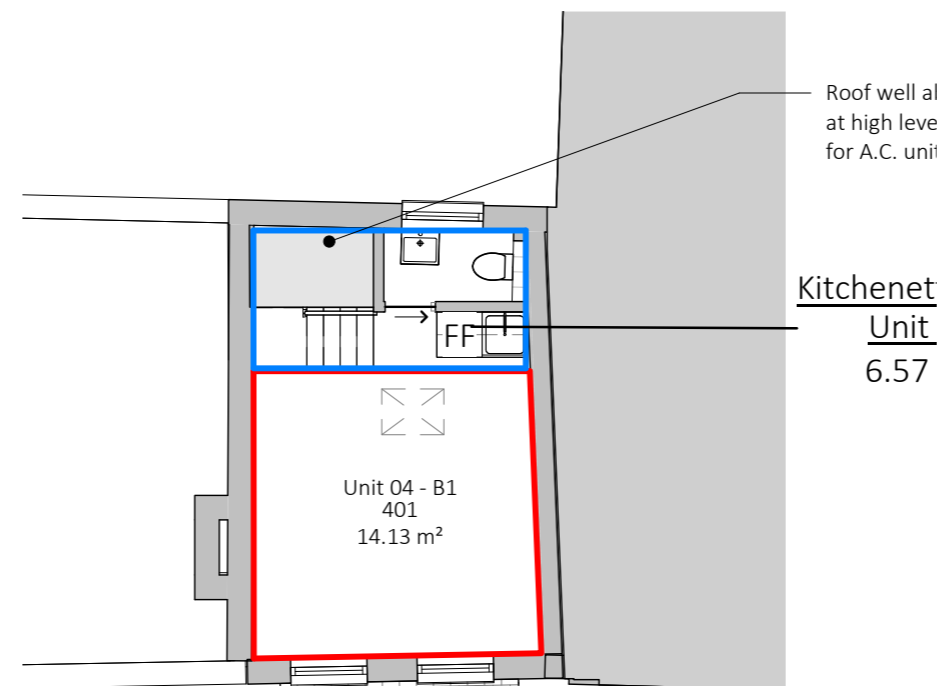
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THIRD FLOOR PLAN



FOURTH FLOOR PLAN

SCHEDULE OF NIA'S

THIRD FLOOR	13.7 m ²
FOURTH FLOOR	14.13 m ²
TOTAL	27.83 m ²