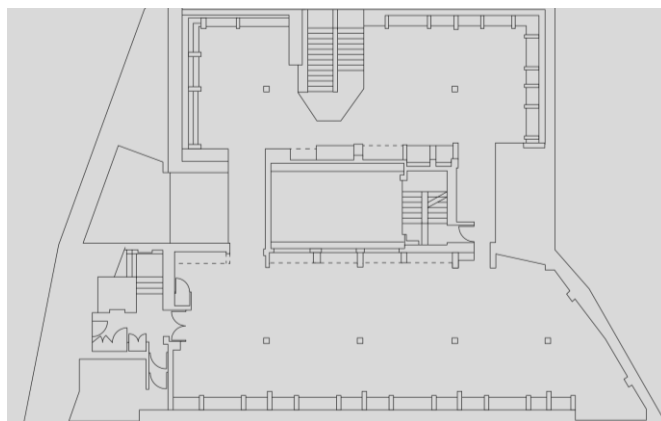




6TH FLOOR
BOUNDARY HOUSE, 91-93 CHARTERHOUSE STREET, LONDON, EC1
3,330 SQ FT – HIGH QUALITY FULLY FITTED OFFICES TO LET



Refurbished ground floor reception..



Indicative floor plan. Not to scale.

Location

Boundary House is located on the north side of Charterhouse Street directly opposite Smithfield Market, situated in the heart of Clerkenwell. The property benefits from an array of local amenities on its doorstep on Cowcross Street and surrounds.

It has excellent connectivity with Farringdon and Barbican underground stations only a short walk away providing access to the Metropolitan, Circle and Hammersmith and City lines. In addition Farringdon provides mainline services including the new Elizabeth Line.

Description

The available accommodation benefits from the following:

- Raised floor
- Air conditioning
- Exposed services
- Suspended lighting
- Good natural light
- Refurbished ground floor reception
- Communal roof terrace
- Passenger lift
- Refurbished WC's
- Cycle storage
- Shower facilities

Viewing

By appointment through the sole agents, Gerald Eve LLP.

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Schedule of accommodation

Description	Area (sq ft)	Area (sq m)
6 th floor office (NIA)	3,330	309

- 34 x open plan desks
- 1 x kitchen/break out area
- 3 x meeting rooms / private offices

Terms

Available on a new sub-lease or assignment through to 21st December 2024 (existing lease inside the Act).

Rent

On application

Business Rates

Est. £17.10 psf (2021/22)

Service Charge

TBC

EPC

B-44 rating



Conditions under which these particulars are issued

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