

TO LET

**ATTRACTIVE SELF-CONTAINED
OFFICE FLOOR**
with excellent natural light

1,125 sq ft (105 sq m)
Subject to confirmation

**LAST REMAINING FLOOR
TO BE REFURBISHED**

First & Third Floors NOW LET

Revised Details: April 2018



Location

The building is situated opposite the north-east corner of Smithfield Market and very close to Farringdon and Barbican stations,

There is ready access to Thameslink, Underground, and Crossrail (2018), making it highly accessible to the West End, City, and further afield.

Accommodation

An industrial style building. The 2nd floor is to be refurbished to provide media style offices with two open plan areas and is self-contained with its own toilets and kitchenette.:-

- Own central heating system
- Internal wcs & kitchenette
- New passenger lift
- Perimeter trunking
- Excellent natural light
- Plastered ceiling & modern lighting

Floor Area (approx.)

Floor	Use	Area (sq ft)	Area (sq m)
Second	B1 Office	1,125	104.52

EPC (copy available on request) C-58

www.thompsonyates.co.uk

Rent

Based upon £42.50 per sq ft, exclusive of rates, service charge and VAT.

Service Charge

On application

Rates (2018/19)

2nd floor - £12.95 per sq ft
(est. after Transitional Relief)

Lease

For a term by arrangement up to January 2023
A 6-month rent deposit will be required

Timing

Q2/3 following refurbishment and upon completion of legal formalities.

Legal Costs

Each party to bear their own costs incurred in any transaction

Viewings

Strictly by appointment with Thompson Yates

Colin Povey

cpovey@thompsonyates.co.uk

Colin Yates

cyates@thompsonyates.co.uk

☎ 020 7626 6060

MISREPRESENTATION ACT

Thompson Yates for themselves and for the lessors of the property whose agents they are give notice that;

- a) These particulars are prepared in good faith for the guidance only of intended purchasers/lessees/occupiers and do not constitute, nor constitute part of, any offer or contract,
- b) Nothing in these particulars shall be deemed to be a statement that the property is in a good condition or otherwise, nor that any services, plant or facilities are in good working order,
- c) All descriptions, dimensions, photographs, images, plans, references to condition and necessary permissions for use and occupation, and other details are indicative only, given without responsibility and intended purchasers/lessees should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them,
- d) No person in the employment of Thompson Yates has any authority to make or give any representation or warranty whatever in relation to the property,
- e) Unless otherwise stated all rents, outgoing and other costs are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction,
- f) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.