

TO LET

ATTRACTIVE PERIOD OFFICE FLOORS

In a unique “Flat Iron”
with excellent natural light

725 – 1,511 sq ft (67-140 sq m)
Subject to confirmation

REVISED INSTRUCTIONS
APRIL 2018



Location

The building has a prominent position opposite the north-east corner of Smithfield Market. It is very close to Farringdon and Barbican stations, offering ready access to Crossrail (2018), Thameslink, and the Underground network, making it highly accessible to the West End, City, and further afield.

Accommodation

An unusual “flat-iron” building. The accommodation is to undergo a light refurbishment to provide:

- Comfort cooling
- Passenger lift
- Excellent natural light
- Refurbished common parts
- Shower facility

Floor Area (approx.)

Floor	Use	Area (sq ft)	Area (sq m)
Fourth	B1 Office	725	67.35
Third	B1 Office	786	73.02
TOTAL		1,511	140.37

Rent

£42.50 per sq ft per annum exclusive.

Service Charge

On application

Rates (2018/19) Est

£10.30-£11.50 per sq ft
(with Transitional Relief)

VAT

The building is elected for VAT

Lease

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

EPC

E-106 (copy available on request)

Timing

Immediate on completion of legal formalities

Legal Costs

Each party to bear their own costs incurred in any transaction

Viewings

Strictly by appointment with Thompson Yates

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Your attention is drawn to the Important Notice overleaf/below.

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