

## TO LET

**FULLY FITTED A/C OFFICES  
ENTIRE GROUND FLOOR**

**3,350 sq ft (311 sq m)**

**REVISED Details: April 2018**

**[www.mcbeathhouse.com](http://www.mcbeathhouse.com)**



### Location

Prominently sited at the southern junction of Goswell Road and Wakley Street, close to The Angel with its many leisure and retail facilities.

Angel Underground (Northern Line) is close by providing easy access to the City and King's Cross/St Pancras Stations.

The area has undergone substantial change recently with major new developments at the Angel and close by, with the Tech City hub expanding from Old Street to the north.

### Accommodation

The entire ground floor of this modern, air-conditioned building currently fitted out as a mix of open plan, private offices and meeting rooms with a fitted kitchen & comms room

The floor can be returned to open plan, if required. Car parking and storage may also be available by separate arrangement,

- Air conditioning
- Suspended ceiling with LED lighting
- Full accessible carpeted raised floor
- Fitted kitchen
- Fitted comms room
- Direct courtyard access
- Excellent natural light
- Storage (by arrangement)
- 24 Hour access
- Possible use of reception area
- Common shower & disabled wc.

### Floor Areas (Net Internal approx.)

Floor	Area (sq ft)	Area (sq m)
Ground Floor	3,350	311.23
Reception (potential use)	450	41.80
Subject to Re-Measurement		

### Terms

A new sub-lease is offered to December 2020, or longer by arrangement. Landlord & Tenant Act 1954 excluded.

### Rent

£150,000 per annum exclusive plus VAT.

### Rates

£19.99 per sq ft (2018/19) (est. after Transitional Relief & Crossrail supplement)  
2017 RV - £107,000

### Service Charge

2017/18 Est - £11.95 per sq ft

### EPC

C-52 (Copy on request)

### Timing

Immediate 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

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