

TO LET

CENTRAL SMITHFIELD UNIQUE GRADE II LISTED OFFICE BUILDING

4,314 sq ft Net Internal (400.78 sq m)

POTENTIAL TO INCREASE

Subject to confirmation

NOW FULLY UNDER OFFER



Location

The building is prominently located directly opposite Smithfield Market and very close to both Farringdon and Barbican stations.

It therefore offers ready access to the Underground, Thameslink and future Crossrail stations, making it highly accessible to the West End, City and further afield.

Accommodation

The Grade II Listed former Market Meat Inspectors' Office built in the late 1920s with Art Deco façade and internal features.

There is an established office use throughout and a tenant is sought to undertake a sympathetic refurbishment of this historic building to create unique offices. **There is also potential to add a third floor (c.1,000 sq ft) subject to planning.**

Floor Areas (Net Internal approx.)

Floor	Area (sq ft)	Area (sq m)
Second Floor	1,302	120.96
First Floor	1,238	115.01
Ground Floor	1,549	143.91
Basement	225	20.90
TOTAL	4,314	400.78

Subject to Re-Measurement

EPC

D-79 (Copy on request)

Terms

A new lease is offered for a term by arrangement, on the basis of the ingoing tenant undertaking an agreed programme of works.

A 6 month rent deposit will be required.

Rent

A market rent is to be negotiated on a refurbished basis.

Rates

£10.50 per sq ft payable (2018/19) (est. after Transitional Relief & Crossrail supplement)
2017 RV - £97,500

VAT

Not currently elected.

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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MISREPRESENTATION ACT

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PREPARED SEPTEMBER 2018