

WAREHOUSE STYLE OFFICES TO LET | 332 – 14,078 sq ft



Location

This exceptional former Victorian warehouse building is situated in the City Fringe, within close proximity to both Midtown and the City Core.

The building is located only a short walk from Old Street Underground (Northern line), Barbican Underground (Circle, Hammersmith & City and Metropolitan lines) and Farringdon Over / Underground (Circle, Hammersmith & City, Metropolitan line and Thameslink) stations.

Description

The building has undergone an extensive refurbishment to provide a new contemporary reception, new VRF air-conditioning, galvanised perimeter trunking, modern LED strip lighting and an abundance of natural light – all complimenting the original warehouse features.

The 1st Floor is to be fitted to Grade A+ by 14th September 2021. All remaining floors can be provided fully fitted at a premium rent of £10 psf, subject to deal terms.

Floor Areas

Floor	sq ft	sq m	
5 th Floor	1,633	152	£72.50 psf
4 th Floor	2,503	233	£67.50 psf
3 rd Floor	2,499	232	£67.50 psf
2 nd Floor	2,507	233	£67.50 psf
1 st Floor	2,499	232	£69.50 psf
Ground Floor	867	81	£50.00 psf
Lower Ground	1,238	115	£25.00 psf
Vaults	332	31	£10.00 psf
TOTAL (approx.)	14,078	1,309	

*Measurement in terms of NIA

Jason Hanley, Partner

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Olivia Stapleton, Agency Surveyor

020 7025 8940

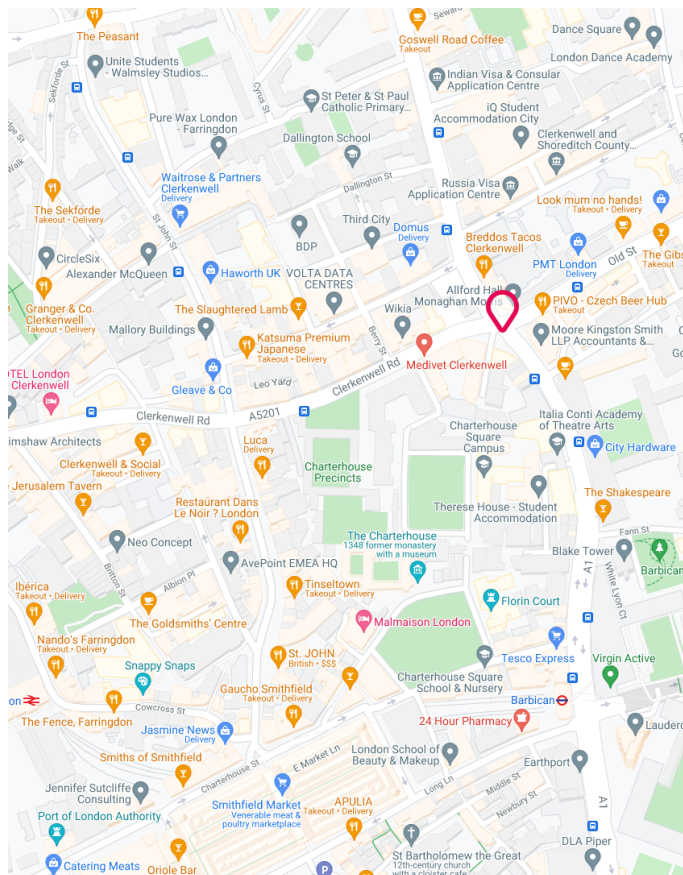
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract November 2021

Charterhouse Buildings, 8-10 Goswell Road London, EC1M 7AN



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Terms

Tenure:	Leasehold
Lease:	New FRI lease available direct from the Landlord
Rent:	£67.50 - £72.50 psf
Rates:	Estimated at £20.00 psf (2021/22)
Service Charge:	Approximately £6.70 psf

Amenities

- Comprehensively refurbished
- New contemporary reception
- Original warehouse features
- Excellent natural light
- VRF air-conditioning
- Perimeter trunking
- Modern LED lighting
- Showers / bike storage
- Passenger lift
- Fully fitted option available

Jason Hanley, Partner

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