

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET PENTHOUSE FLOOR

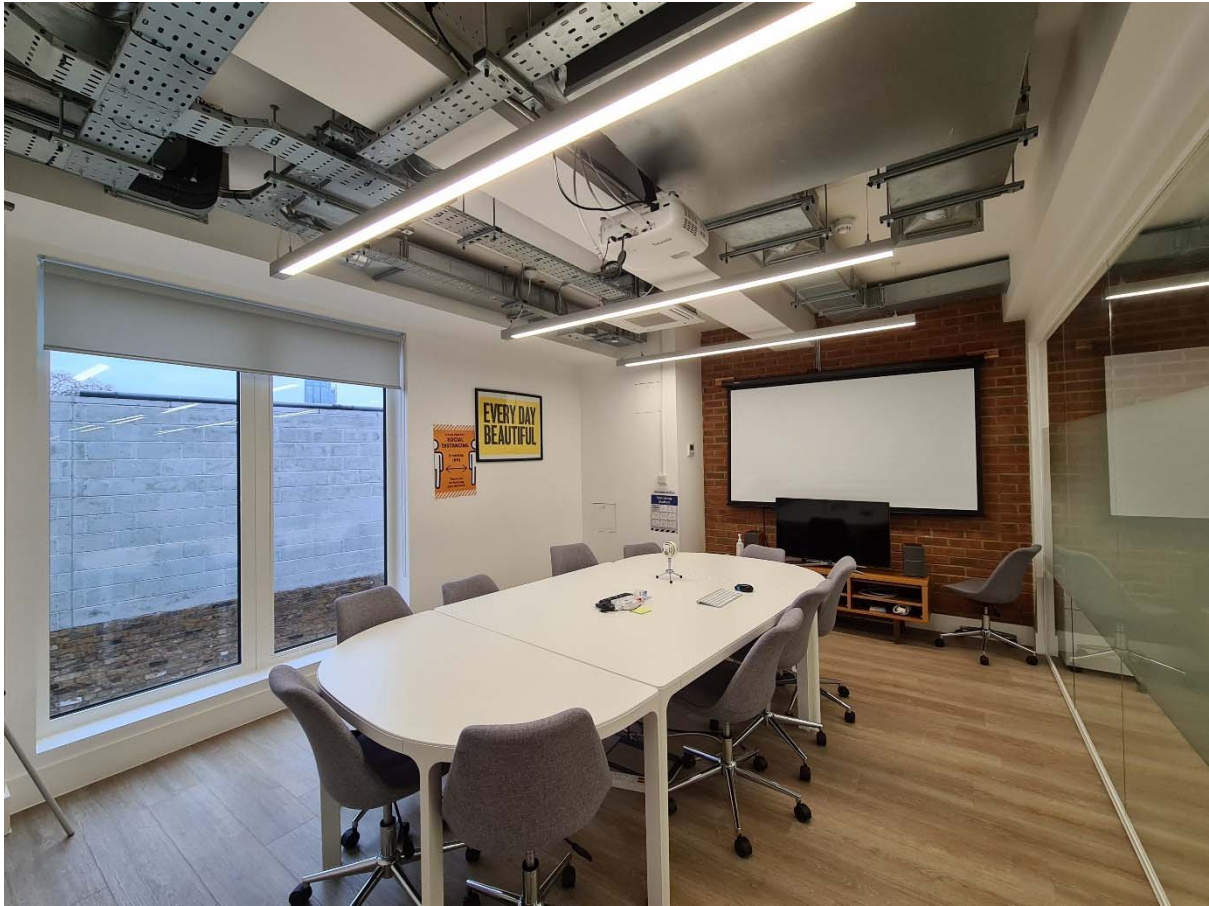
MAGICAL 2,300 SF SPACE IN FORMER WAREHOUSE DEVELOPMENT



**JUST TWO MINUTES FROM EXMOUTH MARKET
1 HARDWICK STREET, LONDON EC1R 4RB**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





Stunning wrap around terrace	Turnkey accommodation with recent CAT B fit out in place - fibre, fully networked, 2 meeting rooms, kitchenette and office furniture
VRF air-conditioning system	LG7 compliant low energy LED lighting
Stations:- 0.5 miles to Angel 0.7 miles to Farringdon 0.9 miles to Kings Cross	Passenger lift
Showers and lockers	Secure cycle storage
Exposed brickwork	Grade A development

TERMS

Sublease available for a term to 3rd November 2022.

RENT

£120,000 per annum exclusive.

BUSINESS RATES

We understand business rates payable are £50,806 per annum. Interested parties are advised to confirm this.

SERVICE CHARGE

The passing service charge is approx. £7 per sq ft.

EPC

C/56.

**VIEWINGS
STRICTLY BY APPOINTMENT
THROUGH SOLE AGENTS**

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4TH FLOOR

