



**AVAILABLE TO LET**

## THE OLD DAIRY, WAKEFIELD STREET, LONDON WC1

1,259 per sq. ft -2,680 sq. ft. | £70 per sq. ft.

**FRESSON  
AND TEE**

Newly constructed | well located | great specification

To request a viewing call us on 020 7391 7100

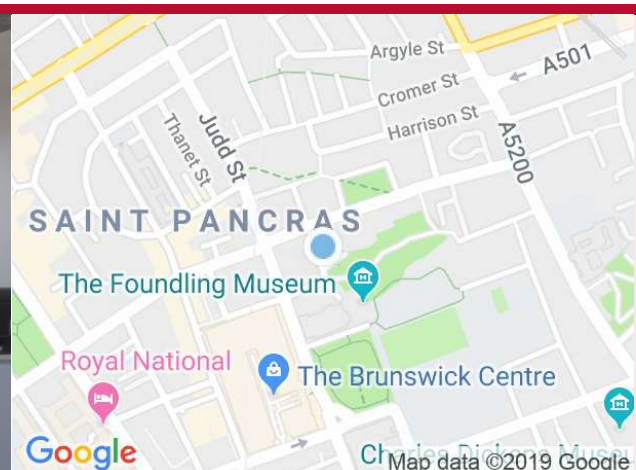
For more information visit <https://realla.co/m/43407-the-old-dairy-wakefield-street-wc1-7e-the-old-dairy-wakefield-street>

David Shapiro  
[david.shapiro@fandt.com](mailto:david.shapiro@fandt.com)

Harry Hopson  
[harry.hopson@fandt.com](mailto:harry.hopson@fandt.com)

To request a viewing call us on 020 7391 7100

# FRESSON AND TEE



| Floor        | Size sq ft   | Rent psf | Service charge psf | Rates psf | Total pa           |
|--------------|--------------|----------|--------------------|-----------|--------------------|
| 1st          | 1,421        | £70.00   | £10.00             | £20.00    | £142,100.00        |
| Ground       | 1,259        | £70.00   | £10.00             | £20.00    | £125,900.00        |
| <b>Total</b> | <b>2,680</b> |          |                    |           | <b>£268,000.00</b> |

✉ [harry.hopson@fandt.com](mailto:harry.hopson@fandt.com)

Quote reference: DS/24673

16/08/2019&nbsp;Fresson and Tee give notice that the information contained in these particulars is intended as a general outline only for the guidance of an intended purchaser/lessee and neither Fresson and Tee nor the vendor/lessor, on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain. An intending purchaser or lessee should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise to their accuracy. Prices and rents are deemed subject to contract and unless otherwise stated, are quoted exclusive of VAT. All floor areas and measurements are approximate. These particulars do not form a part of any offer or contract. Neither Fresson and Tee nor any of their employees have any authority, either orally or in writing, to make or give any representation or warranty in relation to the properties. Fresson and Tee have not tested any of the services and we recommend that a purchaser or tenant satisfies themselves as to their condition and suitability prior to entering into a legally binding contract.