

## 22-24 Ely Place, London EC1N 6TE



### 876 – 4,019 sq ft Offices To Let

#### Location

Ely Place is a private gated road off Charterhouse Street, 5 minutes walk from Farringdon Station and the new Crossrail, Metropolitan, Hammersmith & City and circle lines. It is also 5 minutes walk from Chancery Lane underground and the Central Line.

#### Accommodation

2 <sup>nd</sup> floor	2,143 sq ft
Part ground	876 sq ft
Part lower ground	1,000 sq ft
<b>Total</b>	<b>4,019 sq ft</b>

**020 7486 7707**

### Amenities

<ul style="list-style-type: none"><li>• Air conditioning</li></ul>	<ul style="list-style-type: none"><li>• Commissionaire</li></ul>
<ul style="list-style-type: none"><li>• Suspended ceilings</li></ul>	<ul style="list-style-type: none"><li>• lift</li></ul>
<ul style="list-style-type: none"><li>• Secure bike area</li></ul>	<ul style="list-style-type: none"><li>• Shower facilities</li></ul>

### Terms

A new lease direct from the landlord is available on terms to be agreed.  
The lease will be contracted Outside of the Landlord and Tenant Act 1954.

### Rent

Second floor: £57.50 psf  
Part ground: £57.50 psf  
Part lower ground: £35.00 psf

### Rates

£19.60 per sq ft. We would recommend an interested party contact the local council for further information.

### Service charge

£12.84 per sq ft

### Contact

For further information, please contact Holly Algar [holly@psk.co.uk](mailto:holly@psk.co.uk) on 020 7486 7707

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