

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

**1 COWCROSS STREET,
CLERKENWELL EC1M 6DR**

NEW FURNISHED OFFICES



132-582 SQ FT APPROX.

1 COWCROSS STREET, LONDON EC1M 6DR

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LOCATION	Located on the north side of Cowcross Street, 50 metres from Farringdon station, the premises are in the heart of Farringdon.		
DESCRIPTION	New, boutique style office space in sought after location.		
AREAS	1 st floor	269 sqft	LET
<i>All areas are stated approx. N/A</i>	2 nd floor	214 sqft	
	3 rd floor	132 sqft	
	4 th floor	181 sqft	
	TOTAL	796 sqft /73.91 sqm	
AMENITIES	* New furnished space * Excellent natural light * By Farringdon station * Wooden floor * WCs * Fibre * Kitchenette * Attractive finishes * Meeting booth		
RENT	£59.50 per sq ft pax		
BUSINESS RATES	Rateable value of each floor is less than £12,000. Hence 100% relief from Business Rates available for parties qualifying for Small Business Rates Relief, occupying a single floor. Interested parties are advised to make their own enquiries.		
SERVICE CHARGE	To be confirmed		
VAT	The property is VAT elected - VAT is charged by the Landlord.		
LEASE	A new lease by arrangement direct from the Freeholder.		
EPC	C/52		
VIEWING	By appointment through Joint Sole Agents		

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