



CREATIVE OFFICES TO LET

@ 55 Charterhouse
Street
EC1

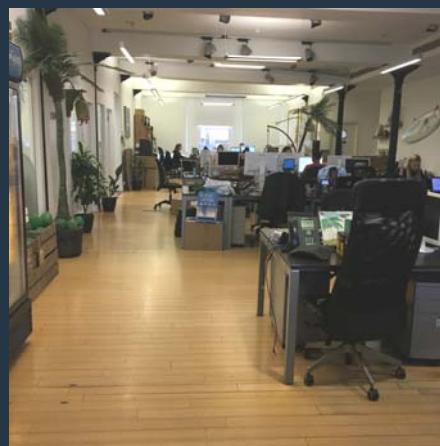
June 2018

3rd 3,030 sq ft LET

2nd 2,901 sq ft avail. Dec 18

Highlights

- Recent Refurbishment of the Common Parts
- Comfort Cooling
- Pendant Style LED Strip Lighting
- Cast Iron Columns
- Under Floor Trunking
- Open Plan Floor Space
- Good Levels of Natural Light
- 1 x Passenger Lift



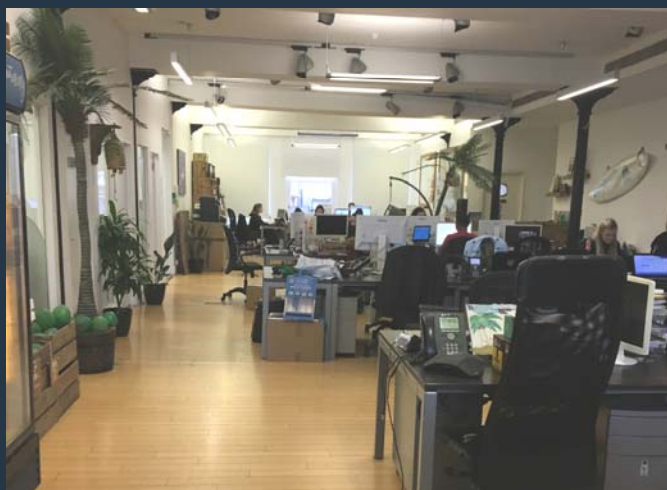
08449 02 03 04
gva.co.uk

Description

An attractive four storey office building, with a period brick façade. The available floor space is accessible via Charterhouse Street reception. The floors are open plan and rectangular with good levels of natural light. All floors benefit from under floor trunking and comfort cooling (except the paddock suite). Male and Female WC's are available on each floor. On the third floor there is a double height vaulted ceiling, velux windows and a small mezzanine floor used as meeting space.

Accommodation

Floor	Sq Ft	Sq M
3rd - LET	3,175	294.90
2nd	2,901	269.5 Avail. Dec 2018
1st	2,855	265.2 *Lease expiry Dec 2020
Paddock Suite	2,360	219.2 *Lease expiry March 2020



For further information or an appointment please contact:

Key Contacts

Alasdair Gurry

Tel: 020 7911 2831

Email: alasdair.gurry@gva.co.uk

Julian McFarlane-Watts

Tel: 0207 911 2387

Email: julian.mcfarlane-watts@gva.co.uk

Location

55 Charterhouse Street is located in the heart of EC1. The property is situated in an optimal location, with quick access to both Farringdon Station and Barbican tube station, whilst also providing a range of pubs and restaurants which attract local city workers.

Terms

New Lease for a flexible term by arrangement. For a term expiring May 2025.

The lease will be granted outside the security and compensation provisions of the Landlord and Tenant 1954 Part II as amended.

Rent

£52.50 per sq ft

Rates

£10.08 per sq ft (2018/2019) - 2nd floor

Service Charge

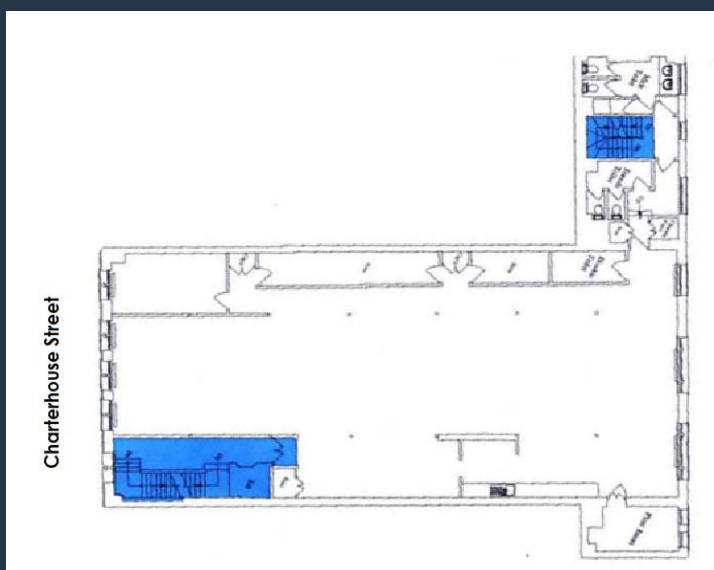
£5.50 per sq ft est - 2nd floor

VAT

The property is elected for VAT purposes

EPC Rating

D (80)



Floor Plan (2nd)

GVA

3 Brindleyplace, Birmingham B1 2JB

GVA is the trading name of GVA Grimley Limited. © 2018 GVA

April 2018

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is) in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

Our Offices

Birmingham
Bristol
Cardiff

Dublin
Edinburgh
Glasgow

Leeds
Liverpool
London

Manchester
Newcastle

- (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.