

TO LET

SHELL B1 / D1 / D2 SPACE (SUBJECT TO CONSENTS)

WHITE LYON COURT, BARBICAN , LONDON, EC2Y 8EA

GIA – 4,500 FT² (418 M²)*



WHITE LYON COURT

BARBICAN, LONDON, EC2Y 8EA



The unit forms part of the podium level of White Lyon Court, located on the edge of Barbican Estate with pedestrian access from Aldersgate Street at its junction with Fann Street.

Nearby occupiers in the area include Citadine Hotel, Virgin Active, and a variety of other retail, leisure and fitness occupiers.

Barbican London underground station (Circle, Hammersmith & City and Metropolitan lines) is within 200 metres.

Description

A shell commercial unit which forms the podium level within the Barbican development with fully glazed front entrance.

The unit benefits from Class D1 use, but would suit a range of uses including studio office & creative space, storage, medical uses, educational or training or leisure/fitness uses, subject to necessary consents.

Amenities

- Close to Barbican Underground station
- Extensive glazed frontage to entrance
- Offered in shell condition with capped off services
- Headroom of 2.5m
- Existing Class D1 use
- Suitable for a range of alternative uses including Class B1 & D2 subject to consents

Accommodation

	FT ²	M ²
Ground Floor	4,500	418*

*floor areas provided by client, subject to on site verification.

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease

A new lease is available, direct from the landlord, for a term to be agreed.

Rent

£25.00 per ft²

Service Charge

Budget 2018/2019: £0.25 per ft²

Business Rates

Rates Payable 2018/2019: £TBC ft²

VAT

The property is VAT elected.

EPC

An EPC has been commissioned.

Legal Costs

Each party to bear their own legal costs in this transaction.

Viewing

By appointment with sole agents

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