

---

## COMING SOON: FITTED AND NEWLY REFURBISHED OFFICE IN PRESTIGIOUS FARRINGDON LOCATION, MOMENTS FROM CROSSRAIL



**2<sup>nd</sup> & 4<sup>th</sup> Floors, 10-11 Charterhouse Square, London, EC1**

**ADAM NOBLE**

Tel: 020 7831 8311  
Mob: 07980 991 217  
adam@richardsuskind.com

**JOSH PERLMUTTER**

Tel: 020 7831 8311  
Mob: 07814 699 096  
josh@richardsuskind.com

## PROPERTY

Nearest Tube Stations: Farringdon, Barbican

- New air conditioning
- Partially fitted (2<sup>nd</sup> Floor)
- Manned reception
- Newly refurbished (4<sup>th</sup> Floor)
- Passenger lift
- Parking (by way of separate negotiation)
- Bike storage
- Shower facilities
- Fibre
- Excellent natural light
- Demised WC facilities
- Demised kitchen

FLOOR	SQ FT APPROX	RENT PER SQ FT	SERVICE CHARGE PER SQ FT APPROX	RATES PER SQ FT APPROX	APPROX COSTS PCM (ALL INCLUSIVE)
FOURTH	4,485	£62.50	£8.95	£15.02	<b>£32,318.16</b>
SECOND	4,598	£55.00	£8.95	£14.65	<b>£30,116.90</b>
<b>TOTAL</b>	<b>9,083</b>	-	<b>£8.95</b>		

## LEASE

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

## EPC

An EPC has been commissioned and will be available on request



For further information and  
Inspections please contact  
sole agents:

**RICHARD SUSSKIND**  
020 7831 8311

**Colonial Buildings, 59-61 Hatton Garden, London, EC1N 8LS**

These particulars do not form part of any offer of contract. They are issued as a general guide, but do not constitute representation of fact. Parties should satisfy themselves to their accuracy. Unless otherwise stated, all prices/rents are quoted exclusive of VAT.