

## **MEDIA STYLE OFFICE SPACE LOCATED MOMENTS AWAY FROM THE ENTRANCE TO FARRINGDON'S NEW EASTERN TICKET HALL**



**78-79 Long Lane, Barbican, EC1**

**RONI ROSENBERG**

Tel: 020 7831 8311

Mob: 07702 643 317

roni@richardsuskind.com

**JOSH PERLMUTTER**

Tel: 020 7831 8311

Mob: 07814 699 096

josh@richardsuskind.com



## PROPERTY

Nearest Tube Stations: Farringdon, Barbican & Farringdon East Crossrail station

- Open plan offices
- New wood flooring
- Fantastic natural daylight from the front and rear
- Good floor to ceiling height
- Wall mounted lighting
- WC's
- Shower
- Perimeter trunking
- Entry phone system
- Central heating
- Opposite the new Crossrail entrance

FLOOR	SQ FT APPROX	RENT PER SQ FT	SERVICE CHARGE PER SQ FT APPROX	RATES PER SQ FT APPROX	APPROX COSTS PCM (ALL INCLUSIVE)
1 <sup>st</sup>	471	£39.50	£5.00	£15.69	£2,362.45
<b>TOTAL</b>	<b>471</b>	<b>£39.50</b>	<b>£5.00</b>	<b>£15.69</b>	<b>£2,362.45</b>

## LEASE

Assignment of existing lease for a term until 5<sup>th</sup> August 2024, subject to a tenant only break clause at the 3<sup>rd</sup> anniversary. Contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 part II.

## 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.