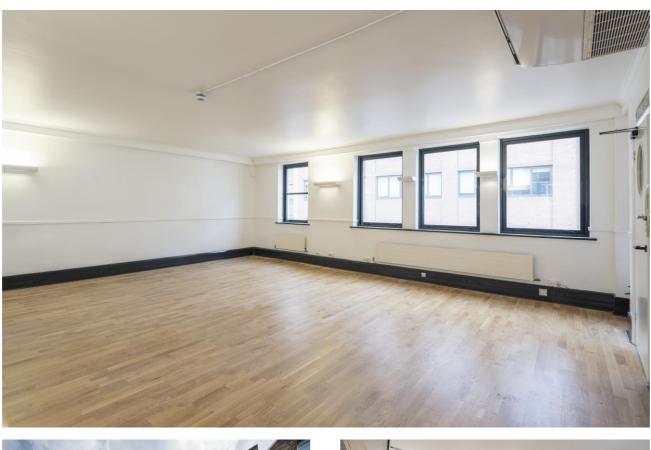
## RICHARD SUSSKIND

## 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**

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#### 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
TOTAL	471	£39.50	£5.00	£15.69	£2,362.45

#### 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:



#### 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.