

## TO LET

**ATTRACTIVE SELF-CONTAINED  
OFFICE FLOOR**  
with excellent natural light

**1,125 sq ft (105 sq m)**  
Subject to confirmation

**LAST REMAINING FLOOR  
NOW REFURBISHED**

**First & Third Floors NOW LET**

### Revised Details



### Location

The building is situated opposite the north-east corner of Smithfield Market and very close to Farringdon and Barbican stations.

There is ready access to Thameslink, Underground, and Crossrail (2018), making it highly accessible to the West End, City, and further afield.

### Accommodation

An industrial style building. The 2<sup>nd</sup> floor has just been refurbished to provide media style offices with two open plan areas and is self-contained with its own toilets and kitchenette: -

- Own central heating system
- Own toilets & kitchenette
- New passenger lift
- Perimeter trunking
- Excellent natural light
- Plastered ceiling & modern lighting

### Floor Area (approx.)

Floor	Use	Area (sq ft)	Area (sq m)
Second	B1 Office	1,125	104.52

**EPC** (copy available on request) C-74

[www.thompsonyates.co.uk](http://www.thompsonyates.co.uk)

### Rent

Based upon £42.50 per sq ft, exclusive of rates, service charge and VAT.

### Service Charge

On application.

### Rates (2018/19)

2<sup>nd</sup> floor - £12.95 per sq ft  
(est. after Transitional Relief)

### Lease

For a term by arrangement up to January 2023  
A 6-month rent deposit will be required.

### Timing

Immediate upon completion of legal formalities.

### Legal Costs

Each party to bear their own costs incurred in any transaction.

### Viewings

Strictly by appointment with Thompson Yates

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PREPARED SEPTEMBER 2018