

## THE OFFICE

This attractive and bright office is located on the 1st floor of this period building. The suite is entirely open plan and benefits from original wood floor, excellent natural light, exposed features and demised WCs.



## AVAILABILITY & FLOOR PLANS

A Sublease or Assignment for a term until 11th February 2020.

### SPECIFICATION

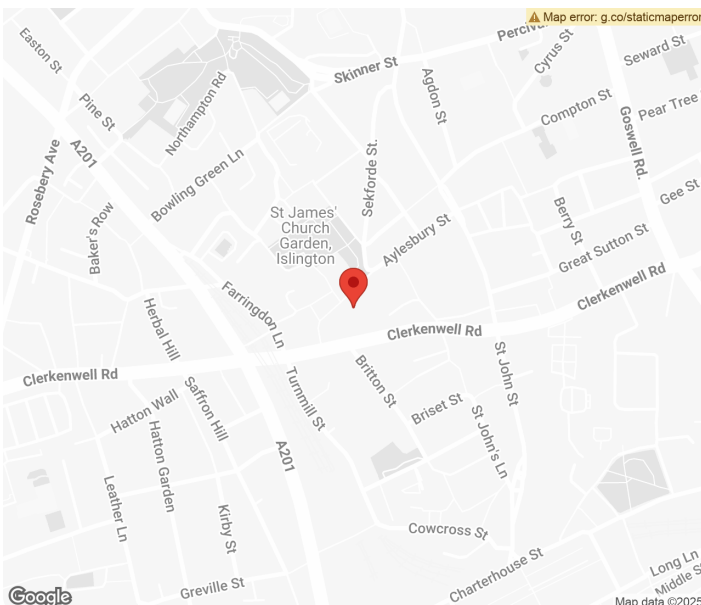
- Excellent Natural Light
- Wooden Floors
- Exposed Features
- Perimeter Trunking
- Demised WC's
- Fitted Kitchen
- Entry phone system

### AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1st	50.17	540	£42.50	£15.75	£9.25	£36,450.00	LET

## LOCATION

The property is located a 5 minute walk from Farringdon station and is well placed among local shops, bars and restaurants. There are also numerous bus routes running along Clerkenwell Road.



### COMMUNICATION

Farringdon mainline (Thameslink) and Farringdon underground (Metropolitan, Circle and Hammersmith and City Lines) are a short walk away. Chancery Lane (Central Line) is also in close proximity.



### WALKING TIMES

From the building



Farringdon

5 Minutes



Chancery Lane

11 Minutes

## CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

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