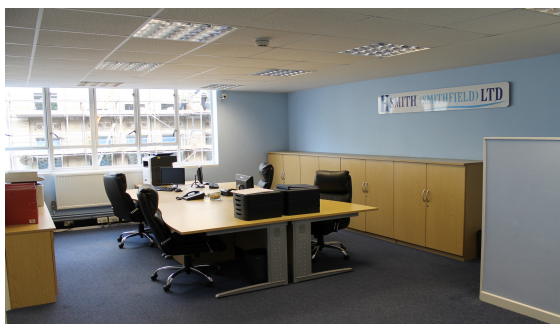




## THE OFFICE

This first floor office comprises of open plan office space, with three partitioned offices and a large storage room. The entrance to the office is located via a balcony above the poultry market, so may not be suitable for client facing businesses, but will suit anyone looking for a more quirky/edgy location.



# AVAILABILITY

A new sublease is available for a term by arrangement.

Image

## SPECIFICATION

- Suspended Ceiling
- Perimeter Trunking
- Demised WC's
- Good Natural Light
- Central Heating
- Kitchenette
- 24 Hour Access

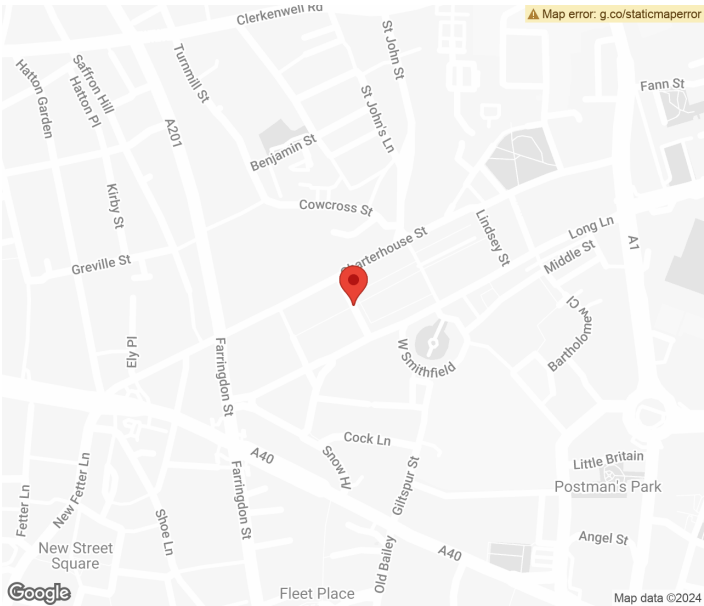
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## AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1st	89	955	£30	£7.50	£9.29	£44,684.45	LET

# LOCATION

Located in a quirky spot, above Smithfield poultry market, close to the shops and amenities of nearby Cowcross Street.



## COMMUNICATION

Both Farringdon and Barbican stations are within a 5 minute walk. Chancery Lane station is also within a short distance.



## WALKING TIMES

From the building



Farringdon

4 Minutes



Barbican

5 Minutes



St Paul's

9 Minutes

# CONTACT

**020 7993 8075**

**[hello@theworkplacecompany.co.uk](mailto:hello@theworkplacecompany.co.uk)**



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