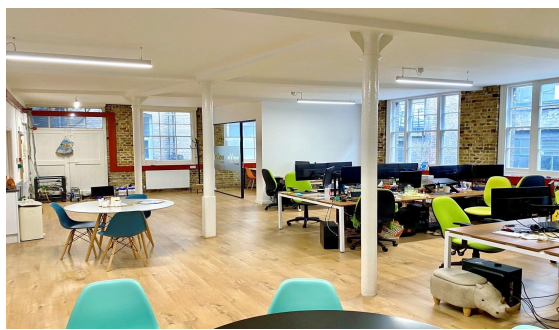
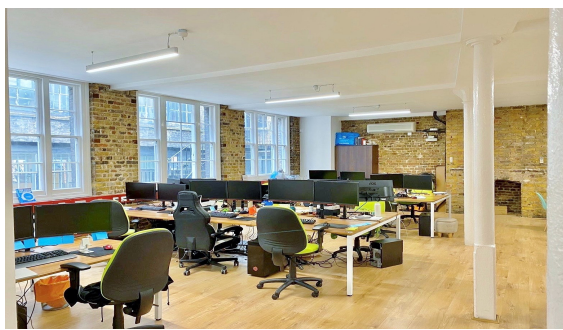




## THE OFFICE

The accommodation provides a quirky and fully fitted office space within an attractive Victorian building. The office suite benefits from comfort cooling, demised WC and a beautiful wooden floor throughout.



## AVAILABILITY & FLOOR PLANS

We are inviting offers for an assignment of a lease until 5th January 2022 with a passing rent of £35psf, alternatively the space may be made available as a sublease for a term to January 2022 from £47psf.

Image

### SPECIFICATION

- Comfort cooling
- Wooden flooring
- Exposed Brickwork
- Perimeter trunking
- Fitted kitchen
- Demised WC
- Excellent natural light
- Generous floor to ceiling height
- Passenger lift
- Video entry phone
- 24 hour access
- EPC - E (102)

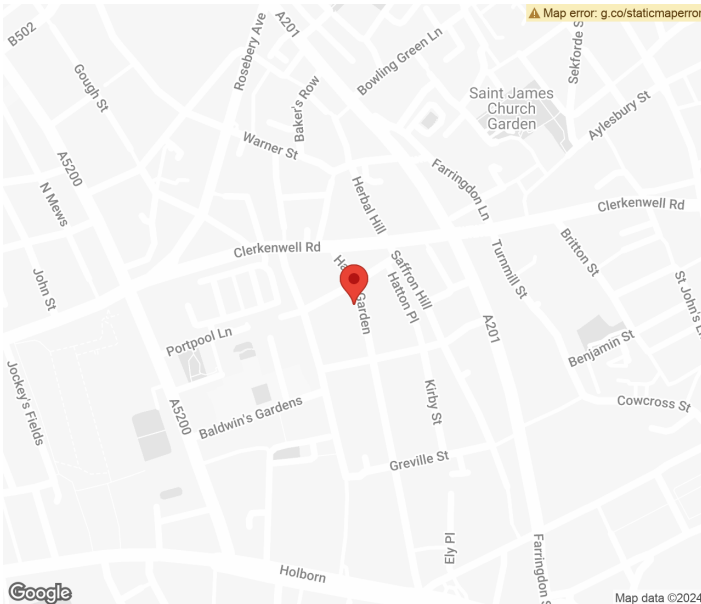
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### AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1st	94.85	1,021	£35.00	£16.86	£3.50	£56,523	Available

## LOCATION

The property is located in the heart of Midtown between Holborn and Clerkenwell. In addition to the famous Leather Lane market, which is only around the corner, the area benefits from numerous and vibrant bars, restaurants and shops.



### COMMUNICATION

Farringdon Thameslink and underground (Circle, Hammersmith & City and Metropolitan lines) station and Chancery Lane underground (Central line) station are only a short walk away.

### WALKING TIMES From the building

 Farringdon	2 Minutes
 Chancery Lane	4 Minutes

## CONTACT

020 7993 8075

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



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