

GROUND FLOOR SHOWROOM/OFFICE WITHIN ICONIC CLERKENWELL BUILDING



25 Britton Street, Farringdon EC1

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PROPERTY

Nearest Tube Stations: Farringdon, Chancery Lane & Barbican

- Self-contained ground floor office/showroom
- Generous floor to ceiling height
- Media style
- Carpet flooring
- Kitchenette
- Self-contained Male & Female WC's
- Air conditioning
- Fantastic branding opportunities

FLOOR	SQ FT (NIA)	RENT PER SQ FT	SERVICE CHARGE PER SQ FT APPROX	RATES PER SQ FT APPROX	APPROX COST PA (ALL INCLUSIVE)
GROUND FLOOR	538	£37.17	N/A	£20.12	£30,822.02
TOTAL	538	£37.17	N/A	£20.12	£30,822.02

LEASE

A new Full, Repairing and Insuring sub-lease until October 2021 held outside the act. A new lease may be available direct from the freeholder for a longer term by arrangement.

EPC

An EPC has been commissioned and will be available on request.



For further information and
Inspections please contact
sole agent:

RICHARD SUSSKIND
020 7831 8311

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.