

59 CARTER LANE

LONDON, EC4



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

The part 1st floor comprised c.580 sq ft of fitted space and is available on a new lease direct from the landlord for a term by arrangement.

ACCOMMODATION

FLOOR

1st Floor

AREA

580 sq ft

TOTAL

Floor area subject to measurement

580 sq ft

LOCATION

The building lies within an almost village-type environment, surrounded by independent cafe's, restaurants and bars. Blackfriars, St Paul's and City Thameslink Stations are close by with the Crossrail Station at Farringdon (2018) within a 10 minute walk.

SPECIFICATION/AMENITIES

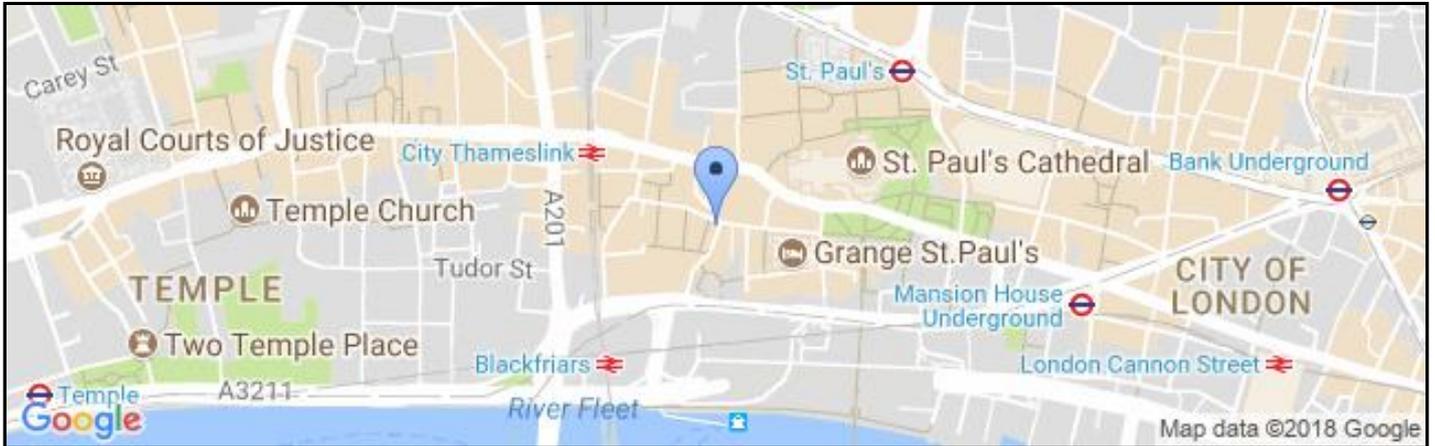
- Fitted Accommodation
- 1 x 8-10 person meeting room
- Largely open plan
- Situated on a quiet street
- 24hr access
- Excellent Natural Light
- EPC - TBC

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TERMS

LEASE

New agreement direct from the landlord for a term by arrangement.

RENT

£32,000 per annum (Rent + Service Charge)

RATES

£14.92 per sq ft pa. (2017/18)

SERVICE CHARGE

VAT

Not Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

COLIN HARGREAVES

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JEREMY TRICE

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JAMIE MAJOR

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Subject to Contract

Misrepresentation Act 1967 Unfair Contract Terms Act 1977 - The Property Mis-descriptions Act 1991

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