

# 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

0203 440 9804

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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

The agents for themselves and for the vendors or lessors of these properties whose agents they are give notice that: 1. The particulars and any inserts therein do not constitute any part of an offer or a contract. 2. All statements contained in these particulars and any inserts therein as to these properties are made without responsibility on the parts of the agents or the vendors or the lessors. 3. All descriptions, dimensions, (which in any event are approximate only) photographs, plans, impressions and other particulars are given in good faith but are for illustrative purposes only and any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness of each of them. 4. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to these properties. February 2018