

Commercial Work Space  
885 sq. ft. / 82.2 sq. m.  
**First floor jewellery studio**

# TO LET

**1 Onslow Street, London EC1N 8AS**



\*Building viewed from Saffron Hill

## LOCATION

The building is located on the western side of Onslow Street, set within to the jewellery district of Hatton Garden. The office is well positioned to provide easy access to the West End and The City, and benefits from close proximity to Farringdon and Chancery Lane.

## TRANSPORT

Farringdon Station (Metropolitan, Hammersmith & City, Circle Lines and Thameslink)  
Chancery Lane Station (Central line)  
Buses 55, 243 and 63 (Oxford Circus, Waterloo and Kings Cross)



\*Typical floor in the building

## DESCRIPTION

The workshop is based on the first floor of this industrial style building and provides very bright, open plan studio accommodation for jewellery manufacture based companies.

The workshop is approached either by way of a staircase or industrial style lift.

## AMENITIES

- Self-contained workspace
- Newly refurbished
- Ceiling mounted air conditioning system
- New lighting
- Kitchenette
- WC accommodation
- Video entry phone
- Goods lift

## APPROXIMATE FLOOR AREAS

First floor 885 sq. ft. 82.2 sq. m.

## LEASE

A new flexible lease is available for a term by arrangement.

## RENT

£35,000 per annum exclusive

£39.50 per sq. ft. plus VAT

## SERVICE CHARGE

The service charge is fixed at £5.00 per sq. ft. plus VAT

## RATES

The rates are to be assessed.

Each party must make their own enquiries to The London Borough of Camden.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## PLEASE CONTACT

ANTON PAGE 020 7336 1313

Stephen Page  
[spage@antonpage.com](mailto:spage@antonpage.com)