

19 BRISET STREET EC1

2,284 SQ FT
SELF - CONTAINED REFUBISHED OFFICE
BUILDING
FARRINGDON, EC1







DESCRIPTION

This unique, self-contained building arranged from lower ground to fourth floor is ideally located near Farringdon Station. The unit benefits from excellent natural light, generous ceiling heights, and a kitchenette.

The property is perfect for a range of retail or office occupiers seeking a prominent, self-contained building with strong frontage.

AMENITIES



GOOD FRONTAGE



EXCELLENT
NATURAL LIGHT



AIR
CONDITIONING



SELF-CONTAINED



WC FACILITIES



KITCHENETTE



OPEN PLAN



PRIME
LOCATION



GREAT CEILING
HEIGHTS

SELF-CONTAINED OFFICE BUILDING WITH PRIVATE ENTRANCE



TRANSPORT

Farringdon- 7 mins Walk



Barbican- 11 mins



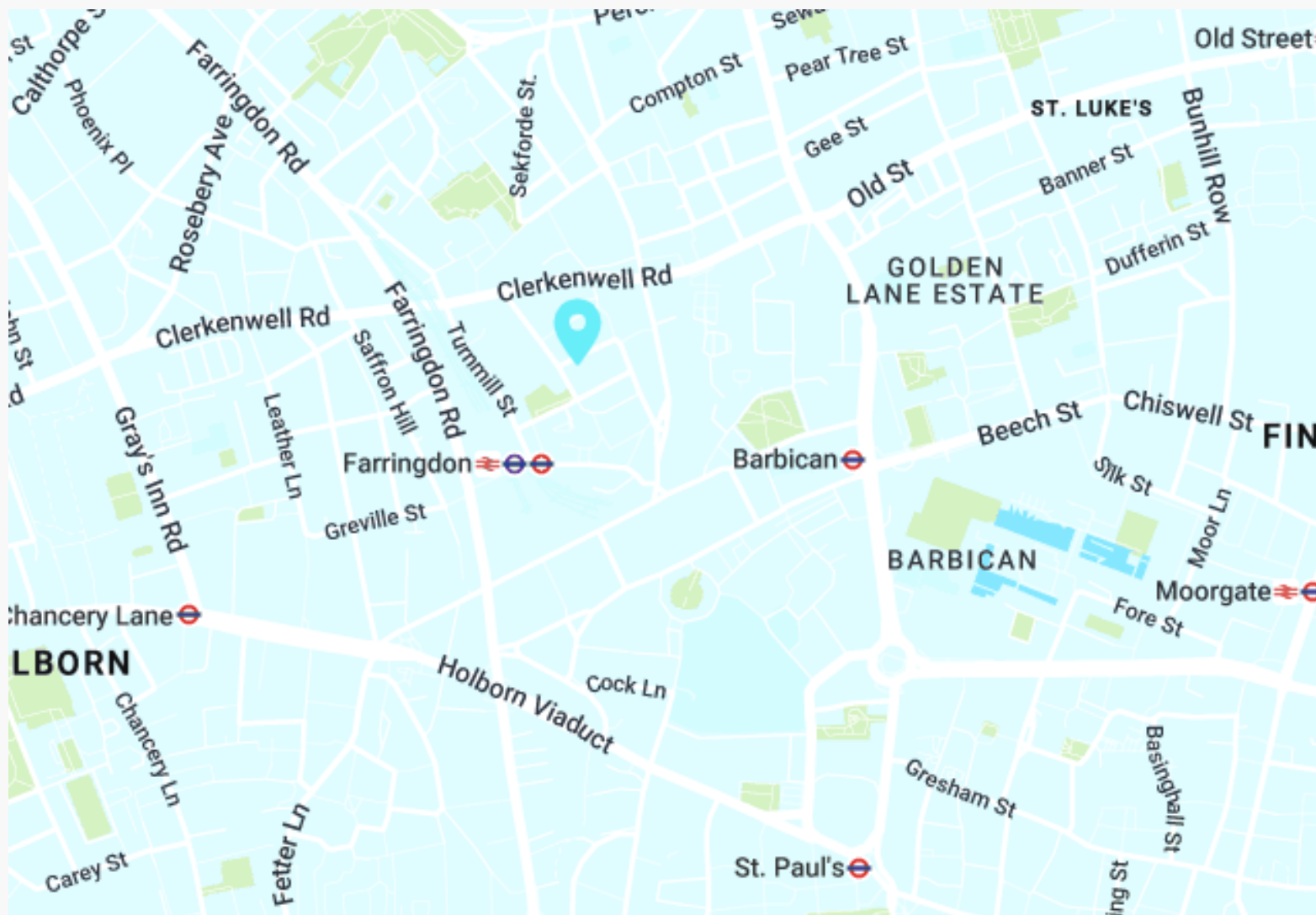
Moorgate- 19 mins



AREA

Located in the heart of Clerkenwell, just minutes away from Farringdon Station. The premises is surrounded by several established and creative occupiers with numerous eateries, bars and public spaces. Farringdon Station provides excellent transport links benefitting from Circle, Hammersmith & City, Metropolitan and Thameslink lines.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
LG & G	934					
First Floor	343					
Second Floor	363					
Third Floor	322					
Fourth Floor	322					
Total	2,284	Available	£40.00	£10.90	TBC	£9,688

LEASE

Available by way of new lease to be contracted out of the Landlord and Tenant act 1954 or by way of assignment of the lease expiring 14th of June 2027.

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is not applicable

MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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