

FIELD & SONS

COMMERCIAL

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SMALL OFFICE TO LET CLOSE TO BARBICAN



**84/85 LONG LANE, LONDON EC1A 9ET
APPROX. 417 SQ FT (38.7 SQM)**

LOCATION

The property is located on the southern side of Long Lane in the City of London, close to the junction with Aldersgate Street and moments from Barbican Underground station (Circle, Metropolitan and Hammersmith & City lines). Farringdon station is also within a short walk providing national rail services including the new Elizabeth line (Crossrail).

Smithfield Market and St Bartholomew's Hospital are also close by.

DESCRIPTION

The available accommodation comprises the second floor of this attractive mid-terrace period building, arranged as two rooms plus hallway/waiting area.

Accessed via the entryphone controlled communal ground floor entrance, with stairs leading to the upper floors. W.C.s are located on the stair landings and communal kitchen on the fourth floor.

The approximate net internal floor area is : 417 sq ft (38.7 sqm).

Most recently used as office but potential for alternative uses (e.g. medical) under the E Use Class.

84/85 LONG LANE, LONDON EC1A

AMENITIES

Amenities for the premises include :

- Laminate wood flooring
- Recessed spotlighting
- Gas central heating
- Surface power and data
- Windows front and rear

TERMS

The office is available by way of a new lease for a term by arrangement. Lease to be outside the Landlord & Tenant Act.

RENT

£20,000 per annum, exclusive of all outgoings. VAT applicable.

BUSINESS RATES

The Rateable Value is £12,500 and therefore qualifying small businesses will pay nil rates. Interested parties are advised to make their own enquiries with the City of London.

SERVICE CHARGE

Approx. £3,600 per annum inc. utilities (except phone and data). VAT applicable.

ENERGY PERFORMANCE

EPC Asset Rating = 81 (Band D).



84/85 LONG LANE – LOCATION PLAN



FURTHER DETAILS

For further details please contact :

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www.fieldandsons.biz



Important Notice

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