

3-11 EYRE STREET HILL
London



LDG



3-11 Eyre Street Hill





DESCRIPTION

Located within a stunning Farringdon Victorian warehouse, this self-contained ground floor unit presents an impressive industrial style ground floor unit that showcases cast iron columns, Crittall style windows and exposed ceiling services. The premises has historically been utilised as offices, but with the installation of a brand new entrance directly at street level, the property should appeal to other industries such as showrooms, fitness and medical, to name a few.

HIGHLIGHTS

- Stunning Victorian Warehouse Building
- Industrial Style Finish
- Brand New Self-Contained Entrance
- 2.8m Ceiling Height
- Fitted With Partitioned Rooms
- Painted Brickwork
- Air-Conditioning
- Warehouse Style Crittall Windows
- Exposed Cast Iron Columns
- Demised Restrooms
- Kitchenette
- Perimeter Trunking
- Potential For A Demised Shower
- Bike Storage

USE

Class E - Suitable for offices, medical and showroom. Alternative uses would be suitable but may be subject to planning consent.

LEASE

New leases, by arrangement.

SALE

Our client would give consideration to selling their long-leasehold interest for this unit. Further information upon request.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VAT

This building is elected for VAT.

BUSINESS RATES

The Landlord has engaged a business rates surveyor to establish whether the business rates can be re-assessed to achieve a reduction.

PHOTOGRAPHY

Our marketing includes photography with CGIs to help showcase different types of occupiers. These are for indicative purposes only.

COMMUTE

Farringdon. 8 mins
Chancery Lane. 8 mins
Barbican. 15 mins
Russell Square. 17 mins
Kings Cross. 24 mins

PARKING

Hatton Garden Car Park - 4 minutes.

FOODIE HOTSPOTS

- KIN - Granger & Co
- Leather Lane Market - Machan

LIQUID LUNCH

- The Gunmakers Arms - The Eagle
- Piano Works - The Clerk & Well

A STRETCH AWAY

- PureGym - Tens
- Bounce - Grand Union Jui Jitsu

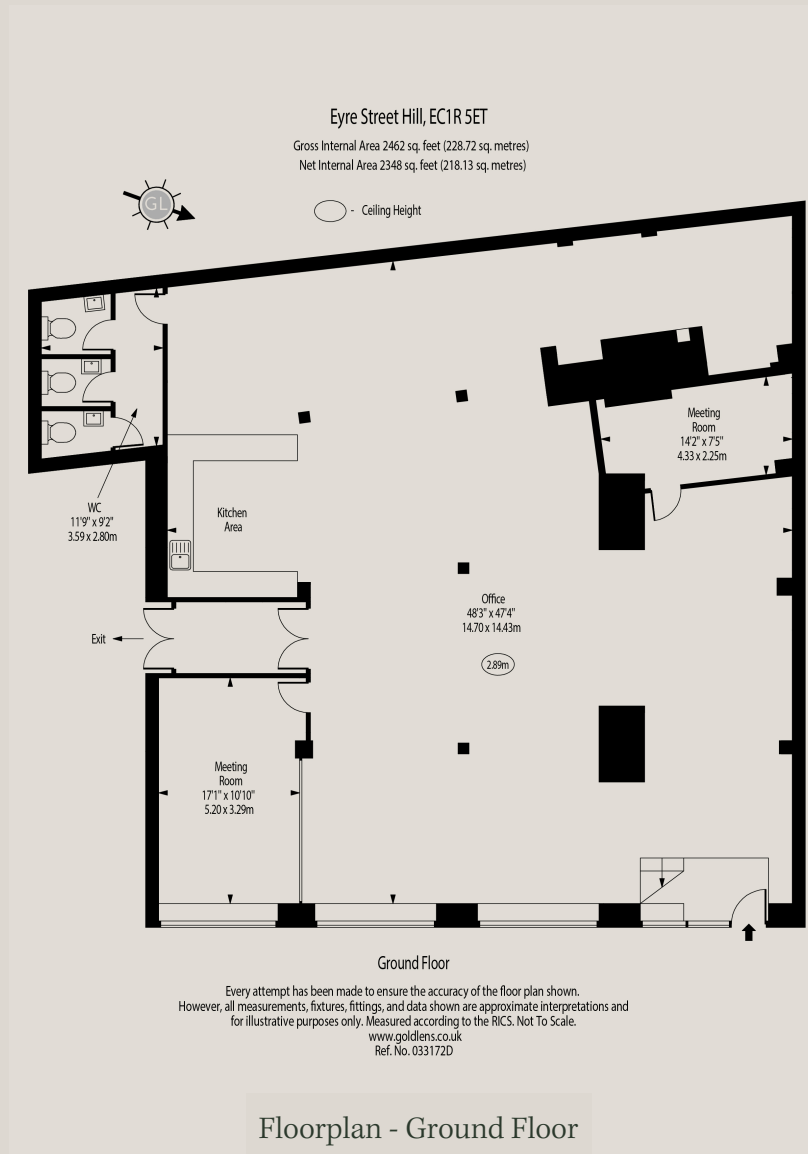
CONTACT

For further information or to arrange a viewing please contact LDG (0207 580 1010) or our joint agents Forest Real Estate (0203 370 4470).

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Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Ground	2,348	£70,000 / annum	£45,045 / annum	£12,000 / annum	£10,587.08	£127,045	Available
Total	2,348				£10,587.08	£127,045	



Ready to talk?



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