

To Let

Office Property

Modern, fully fitted office space

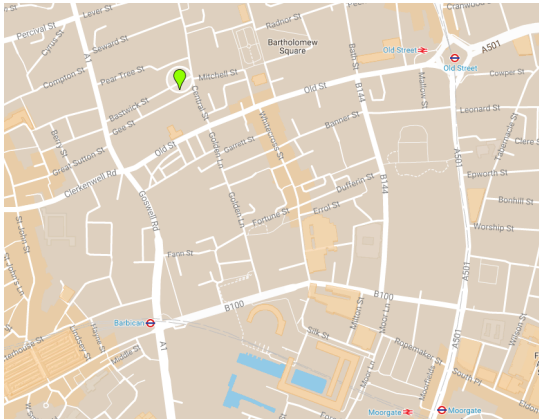
Part 3rd Floor, 63 Gee Street, London, EC1V 3RS



- 2,217 Sq Ft (205.97 Sq M)
- Total occupancy costs only £52.50 per sq ft
- Fully fitted with furniture available
- Old Street station - 5 minute walk

Part 3rd Floor, 63 Gee Street, London, EC1V 3RS

Location



The property is located within close proximity to Old Street (A5102) and Goswell Road (A1). The local area benefits from a number of restaurants, cafes and convenience stores.

The property also benefits from excellent transport links being located only a 5 minute walk from Old Street Station and a 6 minute walk from Barbican Station.

Description

The property comprises a mixed use building of masonry construction arranged over seven floors.

The 3rd floor provides a fitted out office which is arranged in an open plan configuration with meeting rooms and private offices.

The space benefits from the following specification:

- Air-conditioning
- Passenger lift
- Kitchenette in situ
- Good natural light
- Entry phone system
- Demised WC's
- Meeting rooms
- Furniture available as part of the deal
- 100mb lease line

Accommodation

The accommodation provides the following floor area:

Accommodation	Sq. ft	Sq. m
Part 3rd Floor (NIA)	2,217	205.97

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

£15.27 per sq. ft per annum.

Interested parties are advised to make their own enquiries with the Local Authority to verify these.

Terms

Available by way of a sublease until November 2019 at a rent of £76,287 (£34.41 per sq. ft).

Alternatively, a new lease may be available direct from the landlord for a term to be agreed.

Service Charge

£2.82 per sq. ft per annum.

Viewing and Further Information

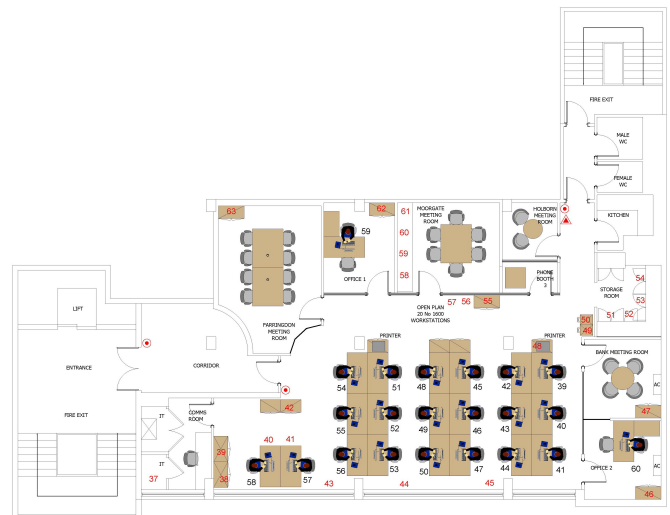
Viewing strictly by prior appointment with the sole agent:

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