AVAILABLE - TO LET

19 Garrett Street, EC1Y 0TY

Ground floor showroom, Class E premises
1,019 sq ft NIA (94.6 sq m)
£40,760 per annum exclusive

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.
Commercial Real Estate

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Ground floor showroom, Class E premises

Location
The offices are located on Garrett Street, which is situated south of Old Street. Transport links for the location are superb, with bus routes along Goswell Road and Old Street, whilst Barbican and Old Street Stations are approximately 400 and 700 metres away.

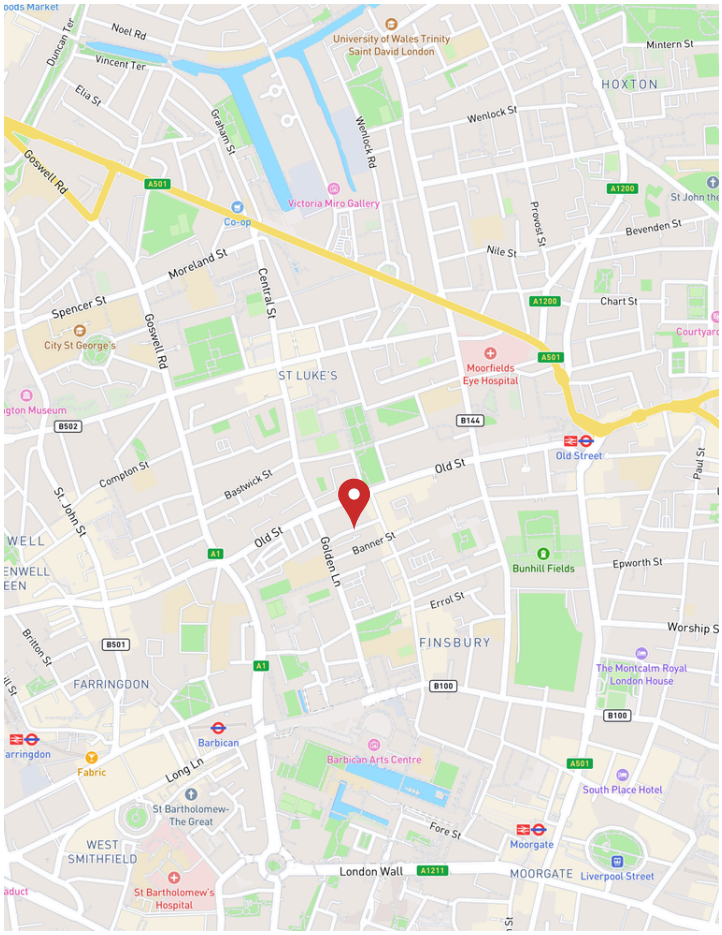
Local amenities are also good, with various bars, restaurants and shops located nearby, including Whitecross Street Market, which is operational during weekdays.

Description
The offices are arranged over ground floor, benefiting from a retail frontage with roller shutters, kitchenette, wooden flooring, air conditioning and male and female W/Cs.

Rent £40,760 per annum exclusive.
Service charge Est £2,892 per annum
Buildings insurance £1,118 per annum
Business Rates Circa Approx. £19,585 per annum.
Terms Available to let on a new FRI lease for a term to be agreed
Building Type Class E use
VAT TBC
EPC Rating D-99

Size all measurements are approx NIA

Ground floor - 1,019 sq ft (94.6 sq m)



Contact Owners Sole Agents

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depi ct items which are not included in the sale of the property.