



AVAILABLE - TO LET

Unit 4, 3 Lever Street, London EC1V 3QU

Class E premises 1,900 Sq Ft
£32,300 Per Annum Exclusive

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

Unit 4, 3 Lever Street, London EC1V 3QU

Class E premises, 1,900 Sq FT



Location

the property is located on Lever Street, at the junction with Goswell Road, and opposite Kings Square Gardens.

Transport links for the property are excellent, with various bus routes running along Goswell Road, whilst Barbican and Angel Stations are approximately 600 metres away from the property.

Nearby operators include: City of London University, Waitrose, Zaha Hadid Architects, Pizza Express, Sutton Arms and Pret A Manger, to name a few.

Description

Unit 4 is located on the first floor, and benefits from exposed brickwork, W/C with shower, dual aspect and will have a new laminate wooden flooring installed.

Rent

£32,300 per annum exclusive

Business Rates

Unit 4 - £19,835 per annum approx.

Service Charge £4,000 per annum approx.

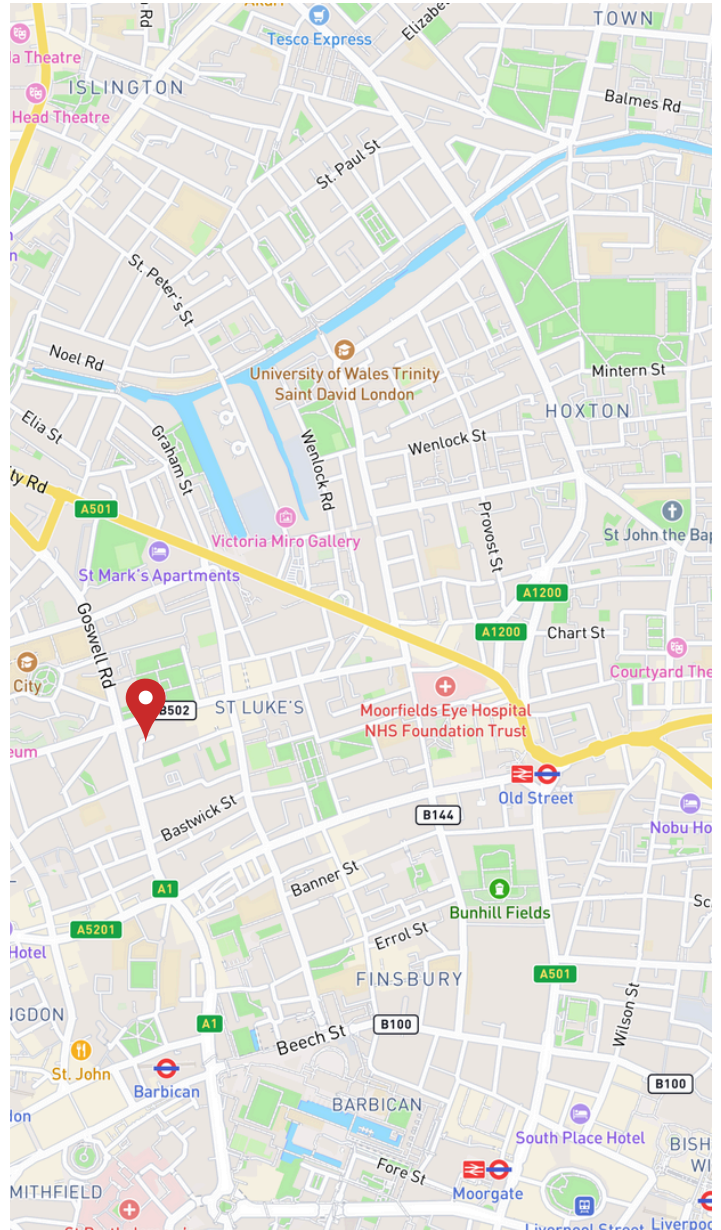
Building type Class E

VAT The premises are not elected for vat

EPC Rating TBC

Lease Details A new lease for a term to be agreed.

Size 1,900 sq ft



Contact us

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

Jamie Mackenzie

Mobile 07533 348 479

jamie@assemblycre.co.uk

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 depict items which are not included in the sale of the property.