

NEW INSTRUCTION

SELF-CONTAINED OFFICE SUITE

G & 1ST FLOORS, 60 BASTWICK STREET, EC1

Approx. 6,572 Sq Ft / 610.55 Sq M



**60 Bastwick Street,
London
EC1V 3AT**

- Approx. 6,572 sq ft (NIA)
- Fully Fitted & Cabled Offices
- Self-Contained
- Shower Facilities

LOCATION

The property is situated on the south side of Bastwick Street, close to its junction with Goswell Road and Clerkenwell Road. The building is well positioned to benefit from the wide variety of cafes, bars and restaurants in the immediate vicinity.

Barbican (Circle, Hammersmith & City and Metropolitan lines), Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail) and Old Street (Northern Line and National Rail services) are all within a short walking distance.

DESCRIPTION

60 Bastwick Street comprises a self contained office suite, arranged over ground and first floors. Both floors are fully fitted to include an impressive ground floor double height entrance, boardroom, plus meeting rooms and a private office, together with c.60 desks in situ and extends to approx. 6,572 sq ft / 610.55 sq m (NIA), subject to measurement survey.

The existing specification includes:

- Fully fitted & cabled (not tested)
- Self-contained building
- Kitchen
- Passenger lift
- Excellent natural light
- WC's & shower facilities
- LED lighting
- Air-conditioning

ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M	Timing
1 st Floor	5,561	516.63	Available
G Floor	1,011	93.92	Available
Total	6,572	610.55	Available

TERMS

Available by way of an assignment of the existing lease for a term until 18 September 2029.

Alternatively, a new lease may be available direct from the Landlord.

OUTGOINGS

Passing Rent: £56.30 per sq ft pax

Service charge: Approx. £6.50 per sq ft pax (YE 2022)

Business Rates Payable (2022/23): Estimated £19.42 per sq ft pax

*please note you are advised to make your own enquiries in this regard.

VAT

Figures are exclusive of VAT. The property is elected for VAT.

EPC

TBC.

SUBJECT TO CONTRACT



Viewing strictly by appointment

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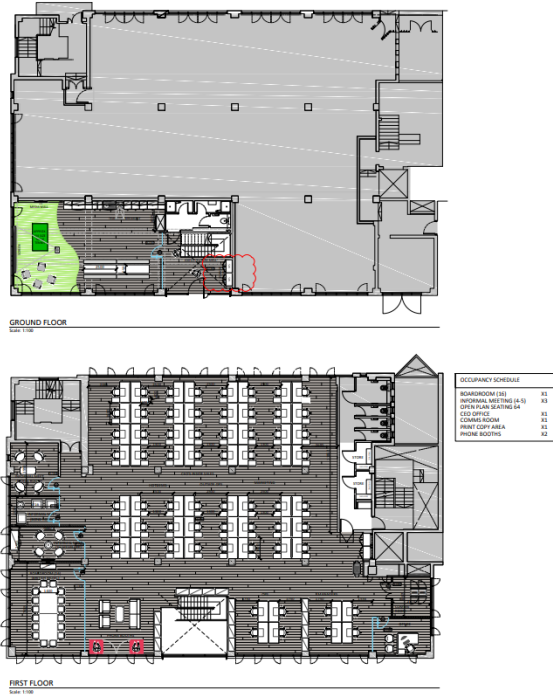
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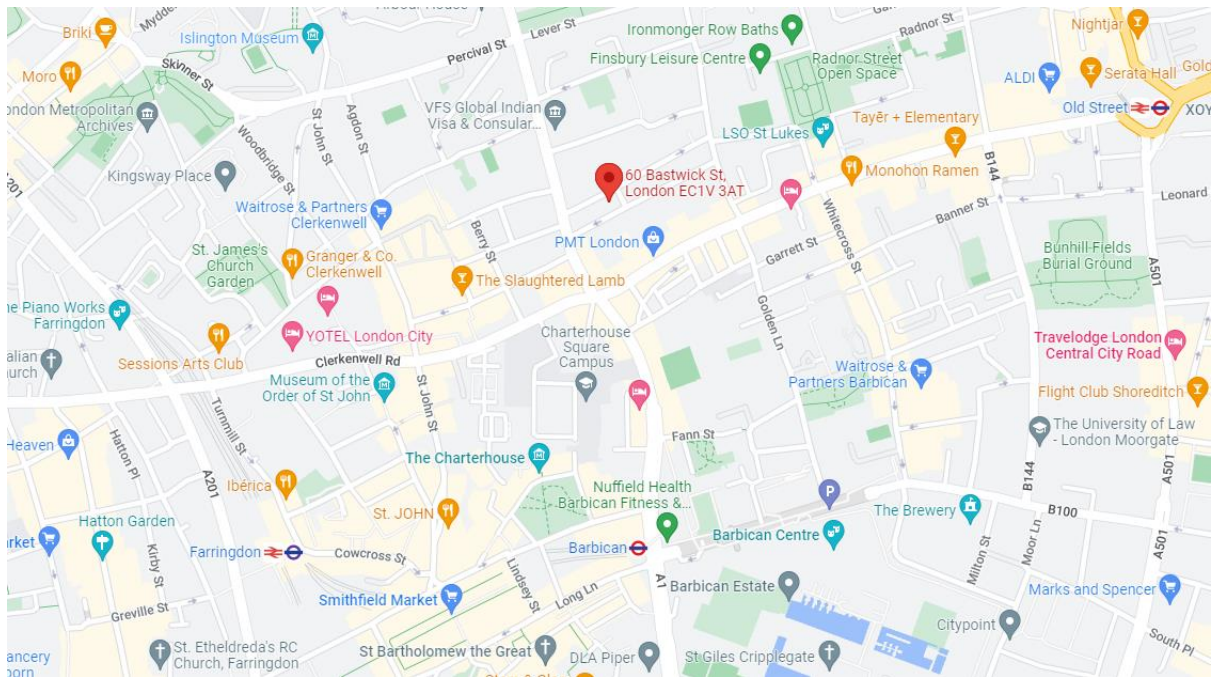
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IMPORTANT INFORMATION

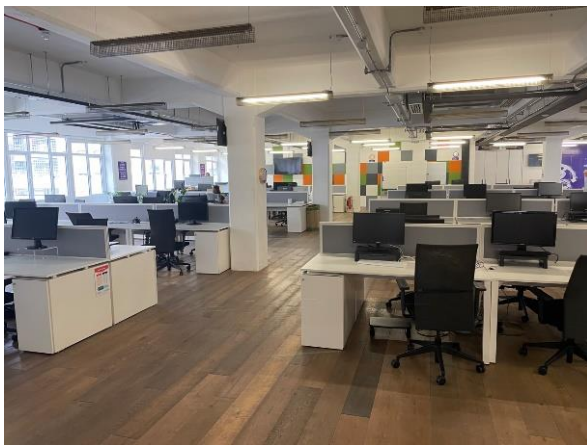
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Existing Layout Plan (not to scale)



Location Plan (not to scale)



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