

First Floor Office TO LET



20 Britton Street, London, EC1M 5NZ

AREA: 823 sq.ft (76 sq.m) approx. | **RENT:** £37,035 PAX (£45 per sq.ft)

LOCATION:

The property is situated on Britton Street approximately 100 meters from Farringdon Station. The local area benefits from a wealth of amenities including numerous bars, restaurants, and shops including Pret a Manger, Cafe Nero, TM Lewin, Subway, ITZU, Byron, Paul, and Fabric nightclub. The building is in close proximity to Farringdon Train/Underground station as well as ample metered car parking area.

DESCRIPTION:

The space available is a first floor office presented within a stylish Victoria facade to provide an open plan 823 sq ft on a flexible floor in good condition with a glass partitioned meeting room along with ample storage facilities and excellent natural light throughout.

The floor also benefits from a passenger light, two WC's and kitchen facilities to provide space suitable for a wide variety of offices users.

Regulated by:



First Floor Office TO LET



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USE CLASS:

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
First Floor	823	76
TOTAL	823 sq.ft	76 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Glass Meeting Room
- 2 WC's
- Full Kitchen
- Passenger Lift
- Good Natural Light
- Wooden Floors
- Good Storage
- Close to Transport

TERMS:

A new effective full repairing lease available on flexible terms.

RENT: £37,035 PAX (£45 per sq.ft)

RATES PAYABLE: All interested parties are advised to make their own enquiries.

VAT: Not Applicable (TBC).

SERVICE CHARGE: To be confirmed

EPC: The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

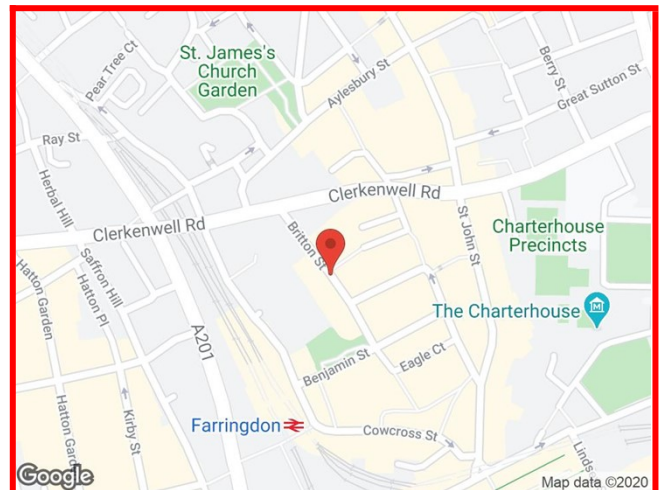
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