

PRELIMINARY DETAILS – NEW INSTRUCTION
SUPERB SELF CONTAINED GROUND AND LOWER GROUND WAREHOUSE STYLE OFFICE ACCESSED THROUGH OWN COURTYARD



159 ST JOHN STREET, LONDON, EC1

LOCATION Situated in the heart of Clerkenwell on the west side of St John Street, just north of Clerkenwell Road. Farringdon and Barbican Underground stations are both close by.

ACCOMMODATION Originally the old Hammond and Champness lift factory, this self contained warehouse style office is arranged on ground and lower ground floors, with its own front door. The floors are currently fitted out and provide a mixture of open plan and demountable partitioned offices with excellent floor to ceiling heights together with an internal feature staircase.

The approximate net internal floor areas are as follows:

Ground Floor	6,521 sq ft
Lower Ground Floor	6,917 sq ft
TOTAL	13,438 sq ft

FEATURES

- Self Contained
- Excellent Floor to Ceiling Height
- Prominent Window Frontage
- Excellent Natural Light
- Feature Staircase
- Own Front Doors

LEASE A new lease is available from the Landlord for a term by arrangement.

RENT Ground: £27.00 per sq ft per annum exclusive
Lower Ground: £19.50 per sq ft per annum exclusive

RATES Estimated at £4.85 per sq ft for the current year.

SERVICE CHARGE Fixed at £4.50 per sq ft plus annual RPI increases.

VIEWING Through joint sole letting agents

GVA GRIMLEY: JAMES CAMPBELL/ANGUS WALKER
020 7236 6363

BRAHAM GOOD: ANDREW ROSEN/PAUL GOLD
020 7935 1653

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IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided.

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