

OFFICE TO LET - LONG LANE, BARBICAN EC1



550 sq ft (51 sq m)

**69-70 Long Lane
Barbican
London EC1A 9EJ**

Location

The premises are located on the south side of Long Lane, close to the junction with Aldersgate Street, virtually opposite Smithfield Market. Barbican and Farringdon Stations (Circle, Metropolitan, Hammersmith & City and Cross Rail) are approximately 100m and 300m from the property.

Description

The offices are located on the second floor of this Grade II Listed property, accessed via a narrow staircase. The premises have undergone extensive refurbishment.

Amenities include:

- period property
- good natural light
- perimeter trunking
- open plan office
- opposite new Farringdon Station (Crossrail)
- modern kitchenette
- WC facilities

Floor Area

550 sq ft / 51 sq m.



Rent

A new full repairing and insuring lease is offered directly from the landlord for a minimum term of 3 years at a rental of £17,500 per annum (inclusive of service charge). NB Rent is exclusive of utilities (gas/electricity).

Business Rates

Business rates are to be assessed.

Energy Performance Certificate (EPC)

The property has an Energy Performance Asset Rating of D88.

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
johnwilliams@astonrose.co.uk

Investment & Development
kenmorgan@astonrose.co.uk

Building Consultancy
andylynch@astonrose.co.uk

Sales, Lettings & Acquisitions
timrichards@astonrose.co.uk

Lease Advisory
robcragg@astonrose.co.uk

Valuation & Expert Witness
duncanpreston@astonrose.co.uk

OFFICE TO LET - LONG LANE, BARBICAN EC1

Legal Costs

In the event of a transaction each party will be responsible for their own legal and professional costs.

Viewings

Viewings are strictly by appointment only. Please contact sole agent, Aston Rose:

Tim Richards

020 7409 9447

timrichards@astonrose.co.uk

Harry Batt

020 3026 4095

harrybatt@astonrose.co.uk


*Subject to Contract
January 2020*



The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:


 **Property Management**
johnwilliams@astonrose.co.uk

 **Investment & Development**
kenmorgan@astonrose.co.uk

 **Building Consultancy**
andylynch@astonrose.co.uk

 **Sales, Lettings & Acquisitions**
timrichards@astonrose.co.uk

 **Lease Advisory**
robcragg@astonrose.co.uk

 **Valuation & Expert Witness**
duncanpreston@astonrose.co.uk