

OFFICE (B1) TO LET



6 Domingo Street, Barbican, EC1Y 0TA Self Contained Showroom/Office (B1) in Clerkenwell

AREA: 622 sq.ft (58 sq.m) approx. | **RENT:** £25,000 PAX (£40 per sq.ft)

LOCATION:

The property is located on Domingo Street, approximately 30 metres from the junction with Old Street. The local area benefits from a wealth of amenities including various bars, restaurants and shops including: Pret a Manger, Costa Coffee, Pizza Express, Starbucks, Tesco and Temptations.

DESCRIPTION:

The property comprises a ground and lower ground floor showroom, which benefits from a glazed frontage onto Domingo Street just off Old Street. The unit has been recently refurbished to a shell and core condition.



OFFICE (B1) TO LET



6 Domingo Street, Barbican, EC1Y 0TA

USE CLASS: Office (B1)

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	622	58
TOTAL	622 sq.ft	58 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Street Frontage
- Exposed Brickwork
- Kitchenette
- W/C
- Electric Shutters
- New Glassed Frontage
- Office/Showroom (B1) use

TERMS:

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed, at a rental of £25,000 per annum exclusive.

RENT: £25,000 PAX (£40 per sq.ft)

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

VAT: To be confirmed.

SERVICE CHARGE: To be confirmed.

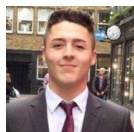
EPC: Available upon request.

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

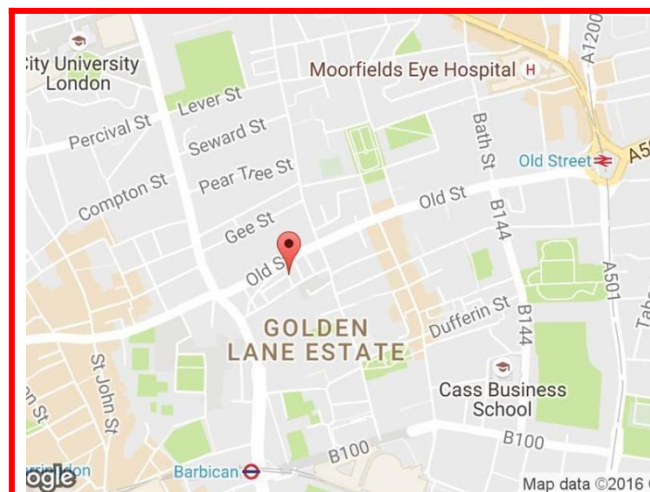
CONTACT:



Mark Pearse
0207 566 6457
markp@goodsircommercial.co.uk



Fergus Emmerson
0207 566 6453
fergusemmerson@goodsircommercial.co.uk



9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455
Email: info@goodsircommercial.co.uk Find us at www.goodsircommercial.co.uk

Goodsir Commercial Ltd. 9-10 Domingo Street, London EC1Y 0TA Registered in England: 4845267

Misrepresentation act: Goodsir Commercial Ltd. For themselves and the vendors or landlords/lessors of the property for whom they act, give notice that 1. Prospective purchasers or tenants are strongly advised to check these particulars, including any fixtures and fittings expressed to be included in the sale or lease by making inspection of the property. Also the should make all necessary enquiries with Goodsir commercial Ltd., the vendor or the landlord/lessor, the vendor's or the landlord/lessor's professional advisors and all other appropriate authorities and other relevant bodies. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No Warranty or undertaking is given in respect of the accuracy of these particulars, dimensions, measurements or descriptions mentioned therein. 2. Prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries. 3. Any plans shown in these particulars are able to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore are not to scale except where specifically stated. The plans are not intended to depict the interest to be disposed of. Any street plans are reproduced with the consent of Good Cartographers Limited. Location plans are based on ordnance survey maps with the sanction of the controller of H M Stationery Office. Crown Copyright Reserved. 4. The particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations warranties undertaking and contractual obligations to be given or undertaken by the vendor or landlord/lessor are those to be contained and expressly referred to in the written contract for sale or agreement for lease or lease between the vendor or landlords/lessor and a purchaser or tenant. 5. All terms quoted are exclusive of Value Added Tax unless otherwise stated. 6. The vendor/lessor does not make or give, and neither Goodsir Commercial Ltd., nor any person in the employ of Goodsir Commercial Ltd., has my authority to make or give any representation or warranty whatsoever in relation to this property. 7. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.