

REFURBISHED OFFICE TO LET

Tel: 07885 912 982



SECOND FLOOR
5-15 CROMER STREET, LONDON, WC1H 8LS
APPROX. 1,600 SQ FT (149 SQM).

RENT
£44,000 PER ANNUM EXCLUSIVE
£27.50 PER SQ FT.

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Location

Located at the eastern end of Cromer Street close with the junction of Grays Inn Road and within walking distance to Kings Cross mainline and underground station.

There are a host of amenities close by to include restaurants, pubs, cafes and other convenience stores.

Description

A newly refurbished lower ground floor office arranged as a large open plan area to include a separate office with excellent storage throughout. There is also an allocated parking space included.

Office specifications include:

- ❖ Category 2 lighting
- ❖ Electric heating
- ❖ Category 5 cabling
- ❖ Kitchen
- ❖ New carpeting throughout
- ❖ W.C's in communal areas.
- ❖ Newly refurbished throughout
- ❖ Parking included

Term

A new lease available for a minimum term of three years on terms by arrangement.

EPC

D - 86.

Service Charge

Approximately £5,500 per annum equating to £3.44 per sq ft.

Rates

The rateable Value for the year 2021/22 is £14,570. Therefore, the rates payable is approximately £6,574 per annum.

VAT

The buildings is NOT elected for VAT.

Rent

£44,000 per annum exclusive of all outgoings (£27.50 per sq ft).

Further Details

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