

REFURBISHED OFFICE TO LET Tel: 07885 912 982



LOWER GROUND FLOOR 5-15 CROMER STREET, LONDON, WC1H 8LS APPROX. 1,600 SQ FT (149 SQM). RENT REDUCED TO: £35,000 PER ANNUM EXCLUSIVE £22.00 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 2023/24 is £14,570. Therefore, the rates payable is approximately £6,574 per annum.

VAT

The buildings is NOT elected for VAT.

Rent

£35,000 per annum exclusive of all outgoings (£22.00 per sq ft).

Further Details

Ian Lim Lim Commercial E: ian@limcommercial.com Tel: 07885 912 982

MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.