

REFURBISHED OFFICE TO LET

Tel: 07885 912 982



THIRD FLOOR

5-15 CROMER STREET, LONDON, WC1H 8LS

APPROX. 1,720 SQ FT (160 SQM).

RENT

£55,000 PER ANNUM EXCLUSIVE

£32 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 third floor office (walk up) with the benefit of excellent natural light and arranged as an open plan space to include two separate work areas and a private meeting room.

Office specifications include:

- ❖ Gas central heating
- ❖ Kitchenette
- ❖ Category 5 cabling
- ❖ New carpeting throughout
- ❖ W.C's in communal areas.
- ❖ Excellent natural light
- ❖ Newly refurbished throughout
- ❖ Parking included

Term

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

EPC

D - 79.

Service Charge

Approximately £6,000 per annum equating to £3.50 per sq ft.

Rates

The rateable Value for the year 2021/22 is £29,250. The rates payable is approximately £15,000 per annum.

VAT

The buildings is NOT elected for VAT.

Rent

£55,000 per annum exclusive of all outgoings (£32 per sq ft).

Further Details

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