

PROPERTY PARTICULARS

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**Jarvis
Keller
Stephens**

Property Consultants
& Estate Agents

TO LET

ATTRACTIVE OPEN PLAN OFFICES

471-1,078 SQ FT APX.

111- 113 ST JOHN STREET, LONDON EC1



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LOCATION	Located on the West side of St John Street on the corner of Albemarle Way, close to the junction with Clerkenwell Road and within a few minutes walk of Farringdon and Barbican stations. The property is ideally located close to the many popular bars, restaurants and coffee shops.						
DESCRIPTION	The offices are situated in an attractive former warehouse building and provide open plan space with excellent natural light.						
AREA	<table><tr><td>1st floor</td><td>471 sq ft apx.</td></tr><tr><td>2nd floor</td><td>607 sq ft apx.</td></tr><tr><td>Total</td><td>1,078 sq ft</td></tr></table> <p>The Landlord is willing to let the floors separately or together.</p>	1 st floor	471 sq ft apx.	2 nd floor	607 sq ft apx.	Total	1,078 sq ft
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AMENITIES	<ul style="list-style-type: none">* Open plan media style space* Wooden floor* Kitchenette* Central heating* WC						
RENT	<table><tr><td>1st floor</td><td>£22,000 PAX</td></tr><tr><td>2nd floor</td><td>£28,350 PAX</td></tr></table>	1 st floor	£22,000 PAX	2 nd floor	£28,350 PAX		
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BUSINESS RATES	<p>We understand business rates payable for 2017/2018 are apx. as follow, however, interested parties are advised to make their own enquiries of Islington Council.</p> <table><tr><td>1st floor</td><td>£8,250</td></tr><tr><td>2nd floor</td><td>£7,625</td></tr></table>	1 st floor	£8,250	2 nd floor	£7,625		
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2 nd floor	£7,625						
SERVICE CHARGE	Service charge is running at apx. £1,000 per annum per floor.						
LEASE	A new lease by arrangement						
VIEWING	<p>By appointment through agents</p> <p>john@jarviskellerstephens.co.uk josh@jarviskellerstephens.co.uk</p> <p>JARVIS KELLER STEPHENS - 020 7251 9226</p>						