

## ATTRACTIVE OFFICE/SHOWROOM

TO LET

CLOSE TO OLD STREET

850 SQ. FT. APPROX.

59 BANNER STREET, LONDON



Jeffrey Keller FNAEA | Lucy Stephens MNAEA | John Keller ACA

Kelvin Jarvis (consultant)

Jarvis Keller Stephens is a trading name of  
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Registered in England No: 5490865

59 BANNER STREET, LONDON EC1



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<b>LOCATION</b>	<p>The premises are situated on Banner Street close to the junction with Old Street and a few metres from ever popular and vibrant Whitecross Street, with its many coffee shops, restaurants and bars.</p> <p>Old Street and Barbican stations are both a short walk away.</p>
<b>DESCRIPTION</b>	<p>Situated on the ground floor and lower ground floor of an attractive period commercial building, the premises benefits from window frontage, good natural light to both floors and several original features.</p>
<b>AREA</b>	<p>850 sq ft (78.97 sqm) approx.</p>
<b>AMENITIES</b>	<ul style="list-style-type: none"><li>* good natural light</li><li>* window frontage</li><li>* well fitted out</li><li>* meeting room</li><li>* shower</li><li>* kitchenette</li><li>* entry phone</li><li>* electrical shutters</li></ul>
<b>LEASE</b>	<p>New lease by arrangement</p>
<b>RENT</b>	<p>£32,000 per annum exclusive</p>
<b>RATES</b>	<p>We are informed by the local authority that from April 2017 rates payable will be circa £9,750 per annum. However, interested parties are advised to make their own enquiries.</p>
<b>SERVICE CHARGE</b>	<p>The premises is self contained and we are not aware of any passing service charge.</p>
<b>POSSESSION</b>	<p>Immediate</p>
<b>VIEWING</b>	<p>Strictly by Prior Appointment through Agents:-</p> <p>john@jarviskellerstephens.co.uk josh@jarviskellerstephens.co.uk</p> <p>JARVIS KELLER STEPHENS - 020 7251 9226</p>