

# CFK

020 7484 9269  
[www.cfklp.co.uk](http://www.cfklp.co.uk)

6-8 Long Lane  
Clerkenwell  
London EC1

Fully Fitted Office 1666 ft<sup>2</sup>  
Short Term Lease Opportunity



# The Location

The building is on the north side of Long Lane, close to its junction with Aldersgate St, in the heart of Clerkenwell. With fantastic communications, leisure facilities and shrouded in medieval history, the area has become the chosen destination of a wide variety of office users, especially those involved in creative industries.

There are great communications to the West End & City. Barbican, just a minutes walk away (Circle, Metropolitan & Hammersmith & City lines) & Farringdon (Circle, Metropolitan, Hammersmith & City lines together with Thameslink & Crossrail from 2018) stations are immediately nearby.

# Accommodation

The entire ground floor of 1666 ft<sup>2</sup> providing a large open plan area, together with reception, 3 meeting rooms and a kitchen. The office has exclusive use of 280 ft<sup>2</sup> of basement storage and there is optional car parking available under separate licence.

# Amenities

- Heating & cooling
- Fully fitted
- 24 hour access
- Great natural light
- Short term lease
- Car parking (by arrangement)
- Basement storage







## Terms

Lease assignment for a term until 11th April 2017 at a passing rent of £44,200 per annum exclusive (only £25.00 per ft<sup>2</sup> on the office space). The lease is outside The 1954 Landlord & Tenant Act (Part II).

Premium offers are invited for the benefit of our clients leasehold interest / fixtures & fittings.

Alternatively, our clients will consider granting a new underlease at a annual exclusive rent of £87,500 per annum exclusive of outgoings & VAT, which equates to £50 per ft<sup>2</sup> on the office and £15 per ft<sup>2</sup> on the storage.

## Outgoings

For the combined office and storage area of 1,946 ft<sup>2</sup>, business rates payable in the present financial year are estimated at £20,065.30 (£10.31 per ft<sup>2</sup>), service charge at £16,737.48 (£8.60 per ft<sup>2</sup>) and buildings insurance at £676.96 (£.035 per ft<sup>2</sup>).

Our clients hold a single car parking space under separate licence at an annual rent of £2,500 and business rates payable in the present financial year of £968.

## EPC

The energy performance for the building is D91.

6-8 Long Lane • Clerkenwell • London EC1

## Viewing

By appointment through sole agents.

**Ian Kitchener**

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**For Further Information, Visit Our Website:**

[www.cfkllp.co.uk](http://www.cfkllp.co.uk)

**Subject to Contract**

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