



## 6-7 West Smithfield

6-7 West Smithfield, London, EC1A 9JX

### Smithfield / Farringdon Retail & Showroom Opportunity

**1,979 sq ft**  
(183.86 sq m)

- Class E commercial unit
- Ideal for retail/office/showroom occupiers
- Prominent double frontage
- Great location – Opposite Smithfield Market

# 6-7 West Smithfield, London, EC1A 9JX

## Description

Floor areas: Ground Floor 968 sq ft plus 1011 basement sq ft – Total 1979 sq ft

The unit comprises of an open plan layouts over ground and basement floors, along with good ceiling heights on both floors.

The extensive wide frontage (7.6 metre), of the shop offers prominent signage / branding opportunity for the new tenant.

Modern fit out – exposed brickwork and ceiling

This unit is available in July 2022 and would suit a variety of occupiers

## Location

The unit is situated in West Smithfield, at the south west section of Smithfield Market within 5 minutes walk of the new Farringdon Crossrail Station

St Bartholomew's Hospital is in close proximity as well as a high density of office and retail occupiers.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	968	89.93	Available
Basement	1,011	93.92	Available
<b>Total</b>	<b>1,979</b>	<b>183.85</b>	

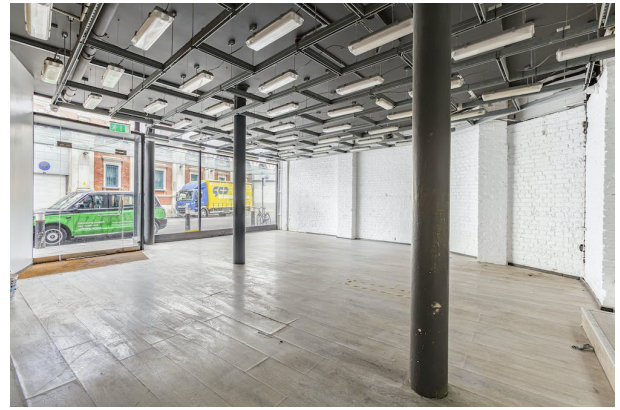
## Viewings

Strictly through sole agents Stirling Ackroyd

## Terms

New lease direct with the landlord

Lease terms – minimum 3 month rent deposit and rent paid quarterly in advance



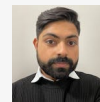
## Summary

Available Size	1,979 sq ft
Rent	£50,000 per annum
Rates Payable	£12.35 per sq ft TBC
Service Charge	N/A
EPC Rating	Upon Enquiry

## Viewing & Further Information



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