



ROBERT IRVING BURNS



4 GOSWELL ROAD

LONDON, ECTM 7AN

TO LET
SELF-CONTAINED PREMISES

SUITABLE FOR CLASS E
RETAIL, OFFICE, LEISURE ETC.

2,576 SQ.FT

GROUND & LOWER GROUND FLOOR



Description

The premises is arranged over Ground and Lower Ground floors offering a self-contained solution benefitting from retail frontage and direct access off Goswell Road.

The premises has been recently white boxed and is ready for tenant's fitout. There is an internal staircase to the rear.

Each floor can be taken independently, with its own dedicated entrances located at the retail frontage and shared ground floor lobby, or tenants have the option to combine floors via an internal stairwell for unified use.

The premises features ample ceiling heights on both levels and is currently in shell and core condition, offering flexibility for tenant fitout.

Specification

- Self-contained
- Retail frontage
- Demised WC facilities
- Kitchenette
- Fresh air ventilation
- Generous ceiling heights
- Front & Rear Natural Light



Location



Tayēr + Elementary



BrewDog Clerkenwell



Fare



Luca

Location

The entrance to 4 Charterhouse Buildings is located on Goswell Road (A1), close to its junction with Clerkenwell Road (A5201) and Old Street.

Charterhouse Buildings runs to the rear of the building and is a no-through road just to the north of Charterhouse Square.

Farringdon Station (Crossrail, Thameslink, Circle, Metropolitan and Hammersmith and City lines), Old Street Station (Great Northern, and Northern lines) and Barbican Station (Circle, Metropolitan and Hammersmith and City lines) are all within easy walking distance of the property.

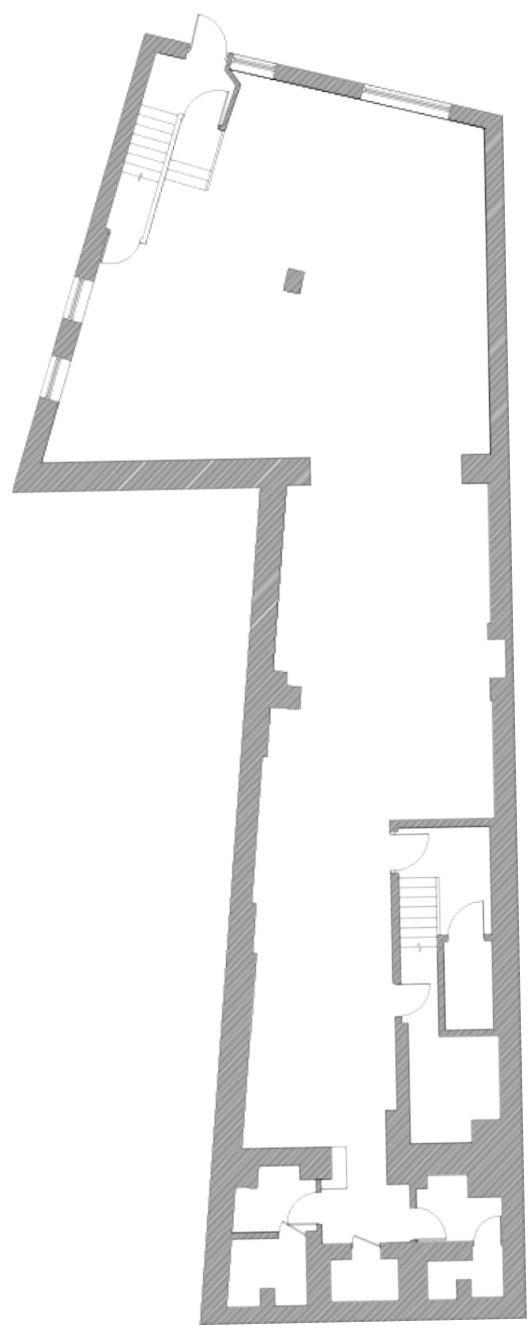
Not to scale.

Accommodation

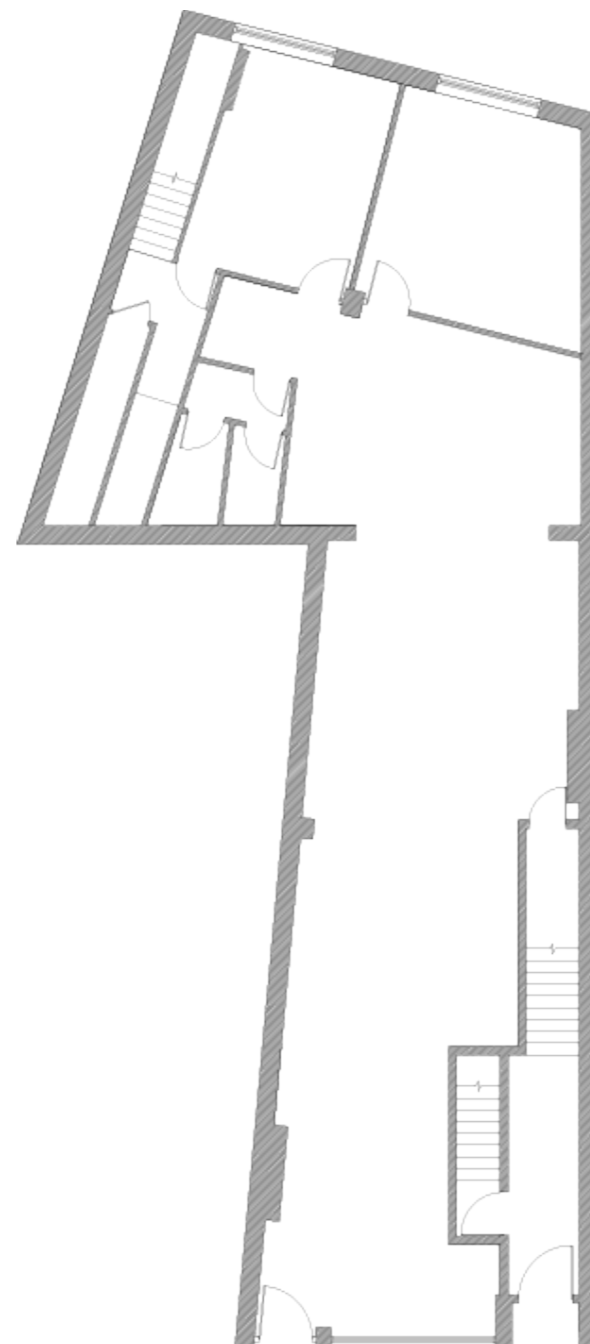
Net Internal Area

Lower Ground Floor 119.1 SQM/ 1,283 SQFT

Ground Floor 120.1 SQM/ 1,293 SQFT



Lower Ground Floor



Ground Floor

Floor	Ground & Lower Ground Floor
Total Size (sq.ft.)	2,576
Quoting Rent (p.a.) excl.	£87,500
Service Charge	TBC
Estimated Rates Payable (p.a.)	£39,920
Estimated Occupancy Cost excl. (p.a.)	£127,420

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

A New effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

Scaling floor plans are available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. March 2024



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