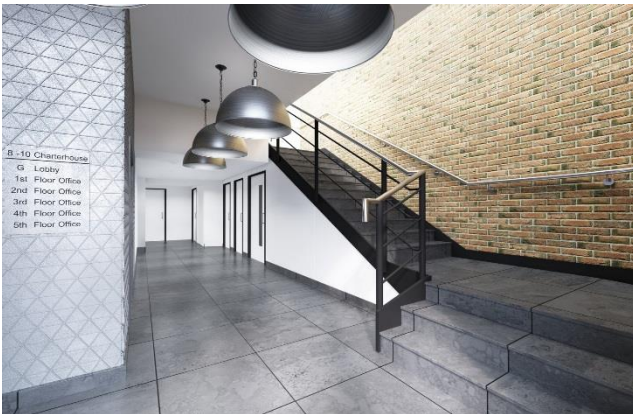


BRAND NEW REFURBISHED OFFICE SPACE WITH HIGH QUALITY FINISHES



Charterhouse Building, 8-10 Goswell Road, EC1

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ASHLEY GOODMAN
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PROPERTY

Nearest Tube Stations: Barbican, Farringdon, Old Street

- Comprehensively refurbished office accommodation
- Newly configured reception lobby with contemporary design aesthetic
- Generous floor to ceiling heights
- Original warehouse features throughout
- Superb natural daylight
- New VRF air-conditioning system
- New galvanised perimeter trunking
- Modern LED strip lighting
- Shower facilities
- Cycle storage
- Passenger lift

FLOOR	SQ FT APPROX	RENT PER SQ FT	SERVICE CHARGE PER SQ FT APPROX	RATES PER SQ FT APPROX	APPROX COSTS PCM (ALL INCLUSIVE)
FIFTH (TERRACE)	1,657	UNDER OFFER	TBC	TBC	TBC
FOURTH	2,556	UNDER OFFER	TBC	TBC	TBC
THIRD	2,567	UNDER OFFER	TBC	TBC	TBC
SECOND	2,547	£67.50	TBC	TBC	TBC
FIRST	2,538	£69.50	TBC	TBC	TBC
TOTAL	11,865	-	TBC	TBC	TBC

LEASE

New Full Repairing and Insuring Lease available direct from the Landlord

EPC

An EPC has been commissioned and will be available on request.



For further information and Inspections please contact sole agents:

RICHARD SUSSKIND
020 7831 8311

Colonial Buildings, 59-61 Hatton Garden, London, EC1N 8LS

These particulars do not form part of any offer of contract. They are issued as a general guide, but do not constitute representation of fact. Parties should satisfy themselves to their accuracy. Unless otherwise stated, all prices/rents are quoted exclusive of VAT.