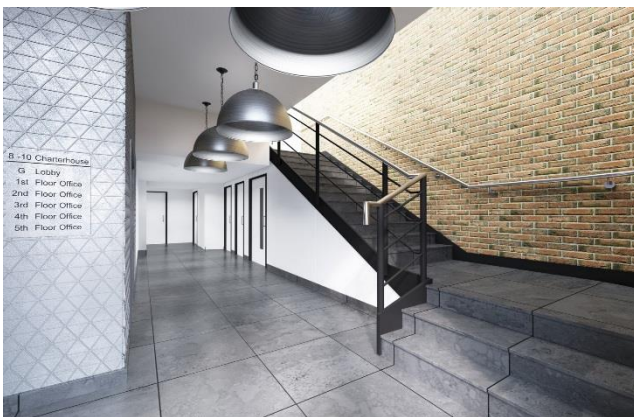


## BRAND NEW REFURBISHED OFFICE SPACE WITH HIGH QUALITY FINISHES



**Charterhouse Building, 8-10 Goswell Road, EC1**

**JOSH PERLMUTTER**  
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josh@richardsuskind.com

**ASHLEY GOODMAN**  
Tel: 020 7831 8311  
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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	£72.50	TBC	TBC	TBC
FOURTH	2,556	£67.50	TBC	TBC	TBC
THIRD	2,567	£67.50	TBC	TBC	TBC
SECOND	2,547	£67.50	TBC	TBC	TBC
FIRST	2,538	£69.50	TBC	TBC	TBC
<b>TOTAL</b>	<b>11,865</b>	<b>-</b>	<b>TBC</b>	<b>TBC</b>	<b>TBC</b>

## 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.