

## **BRAND NEW REFURBISHED OFFICE SPACE WITH HIGH QUALITY MEDIA STYLE FINISHES**



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

**JOSH PERLMUTTER**

Tel: 020 7831 8311  
Mob: 07814 699 096  
josh@richardsusskind.com

**RONI ROSENBERG**

Tel: 020 7831 8311  
Mob: 07702 643 317  
roni@richardsusskind.com





## 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)	1,633	£72.50	£7.50	£20.00	£13,608.33
FOURTH	2,503	£67.50	£7.50	£20.00	£19,815.42
THIRD	2,499	£67.50	£7.50	£20.00	£19,783.75
SECOND	2,507	£67.50	£7.50	£20.00	£19,847.10
FIRST	2,499	£69.50	£7.50	£20.00	£20,200.25
TOTAL	11,641	-	£7.50	£20.00	-

## 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.