

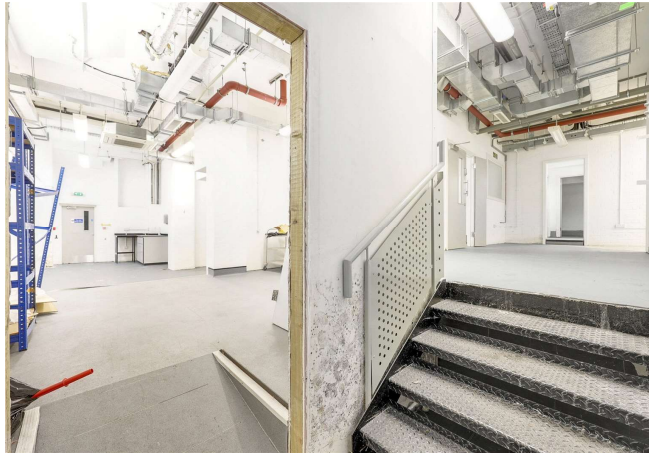
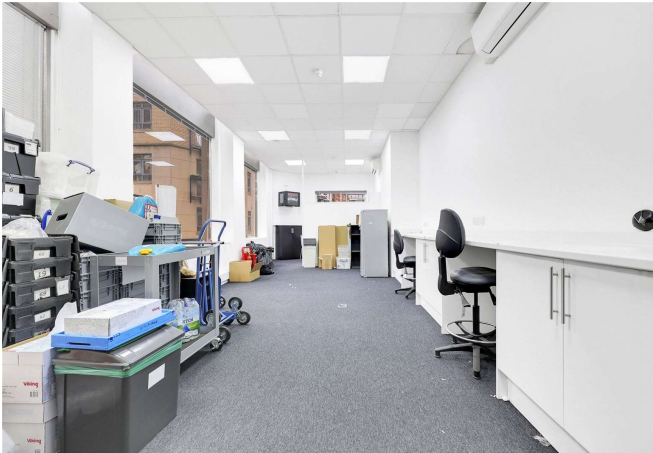
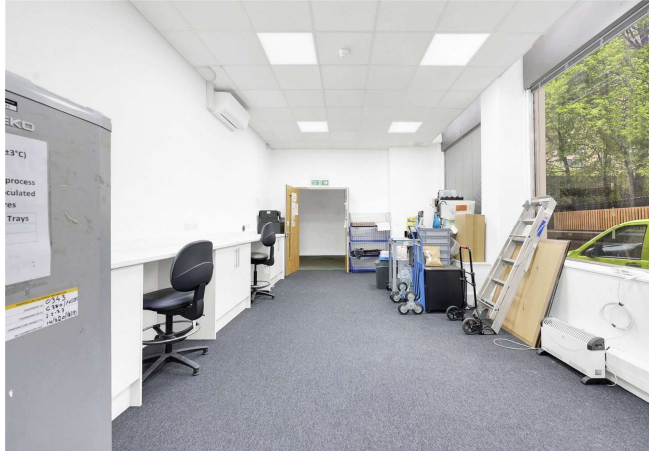
GR & BS BRIDGEWATER
HOUSE, BARBICAN, EC2Y 8AH



HURFORD

SALVI

CARR



£800,000

GROUND AND BASEMENT

3,749 SQ. FT. G.I.A. / 2,664 SQ. FT. N.I.A.

DESCRIPTION

Conveniently situated between Aldersgate Street and Golden Lane, this self-contained office boasts its own street entrance. The unit is located within a mixed-use building with residential apartments above, and ground/basement commercial use. The space previous tenants fitted it as laboratories.

Accommodation comprises office area plus toilets in the ground floor, and spacious premises in the basement currently divided into five rooms which can be easily reconfigured. Exceptionally high ceilings. The current ceiling height to the suspended ceilings is 3 metres, but these could be removed to give additional ceiling height.

LOCATION

Strategically positioned in the heart of London, this property offers unparalleled accessibility to key destinations. The Barbican underground station (Circle, Elizabeth, Metropolitan and Hammersmith & City Lines) is a mere 2-minute stroll away. In addition, Moorgate (Northern, Circle, Elizabeth, Metropolitan and Hammersmith & City Lines) just 7 minutes away, Farringdon Mainline Rail (Direct connections to Heathrow, Gatwick, Luton, City Airports), and Farringdon Underground (Circle, Elizabeth, Metropolitan and Hammersmith & City Lines) 8 minutes, and Old Street (Northern line) a mere 9-minute commute. Additionally, City Thameslink is accessible within 11 minutes. This prime location ensures seamless connectivity to various transportation hubs, making it ideal for businesses seeking convenience and accessibility.

MAIN FEATURES

- Total Gross Internal Area: 3,749 Sq. Ft. (2,664 Sq. Ft. Net Internal Area)
- Ground floor: 421 sq. ft. N.I.A.
- Lower ground floor: 2,243 sq. ft. N.I.A.
- Ground floor: 421 sq. ft.
- Lower ground floor: 2,243 sq. ft.
- Air conditioning (heating and cooling) throughout
- Alarm unit installed.
- Self-contained with 3m high ceilings
- Own street entrance with entrance hall
- WC and showers

LEASE

A new Full Repairing and Insuring lease direct from the landlord, for a term to be agreed

RENT

£55,000 per annum exclusive

SALE

A long 970-year lease for sale for £800,000.

BUSINESS RATES

Approximately £7.55psf. Interested parties are advised to make their own enquiries with the Local Authority.

SERVICE CHARGE

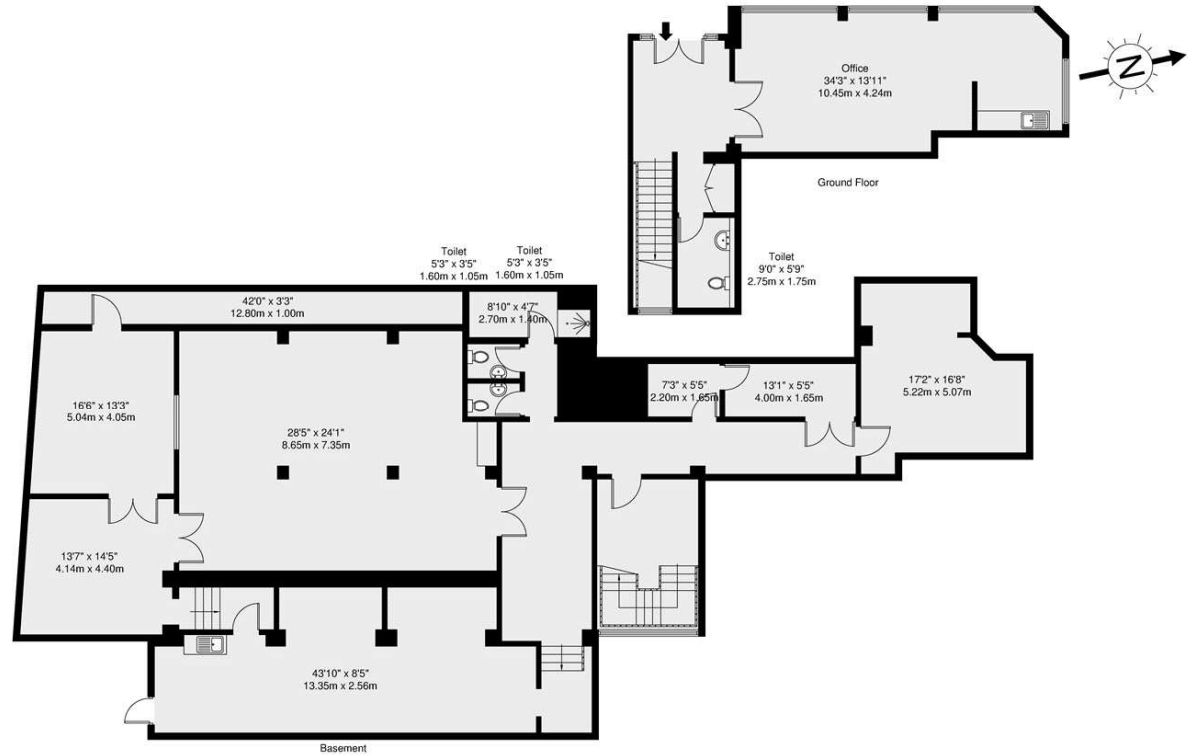
Approximately £3 psf.

VAT

VAT is applicable to the transaction

LEGAL COSTS

Each party to bear their own legal costs in the transaction



GROSS INTERNAL AREA (GIA)
The footprint of the property
0.0 sq m / 0.0 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.0 sq m / 0.0 sq ft

EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
0.0 sq m / 0.0 sq ft

This floor plan is for guidance only. Measurements are approximate and not to scale. Windows and doors openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimension, shapes and compass bearings before making any decision that are reliant on the information displayed. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan was produced for Hurford Salvi Carr and must not be shared or copied without prior consent.



TENURE
LEASEHOLD 970 YEARS

SERVICE CHARGE
£3 PSF.

BUSINESS RATES
£7.55 PSF.

LOCAL AUTHORITY
CITY OF LONDON

USER CLASS
CLASS E

EPC CURRENT
RATING 50 B

61 ALIE STREET, LONDON, E1 8EB

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E ALDGATE@H-S-C.CO.UK

IMPORTANT NOTICE

Whilst every care has been taken to ensure accuracy, these particulars do not constitute part of any offer or contract. All measurements are given as a guide only. Internal room measurements are accurate to within +/- 3 inch. No liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statements in these particulars, during negotiations or otherwise, any representation or warranty in relation to this property. The specification for this property may not include fixtures, fittings and finishes show in the photographs and illustrations, which are indicative only. The information given in this document has been provided by the vendor and we have not requested copies of the relevant documents to substantiate this information. *Service Charge figures are for the 12 month period (unless otherwise stated) as provided by the client. Figures may include sinking / reserve fund contributions.

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