

**38 CHARTERHOUSE STREET,
LONDON, EC1**

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ENTIRE UPPER PART

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**REFURBISHED CHARACTERFUL
OFFICES TO LET**

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**725 SQ FT – 2,351 SQ FT
(67.65 SQ M – 218.42 SQ M)
APPROXIMATELY**



LOCATION: Located within the fashionable district of Farringdon, just north of Smithfield market and within a few minutes' walk of both Barbican and Farringdon stations (Circle, Hammersmith & City, and Metropolitan Lines). Farringdon Station also provides Thameslink access to Luton and Gatwick airports and once opened, access to the new Elizabeth Line (Crossrail), proposed Spring 2021.

A vibrant location, with an abundance of local amenities including fashionable retailers, boutique hotels and a great choice of restaurants and cafes.

DESCRIPTION: We are offering three office floors either together or separately which have the following approximate floor areas:

4 th Floor	725 sq ft	(68 sq m)
3 rd Floor	786 sq ft	(73 sq m)
2 nd Floor	840 sq ft	(78 sq m)
Total	2,351 sq ft	(218.4sq m)



Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gynge Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gynge Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

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- FEATURES:**
- Comfort cooling
 - Passenger lift
 - Central heating
 - Showers
 - Kitchenette on each floor
 - Excellent natural light
 - Refurbished common parts
 - Bike Storage

RENT:

4 th Floor	£21,387.50 pax plus VAT	(£29.50 per sq ft pax)
3 rd Floor	£23,187.00 pax plus VAT	(£29.50 per sq ft pax)
2 nd Floor	£24,780.00 pax plus VAT	(29.50 per sq ft pax)

EPC: E-106.

TERMS: A new lease will be granted.

VIEWING: By landlord's sole letting agent:

Richard Spencer or Will Gyngell
HNG
020 3205 0200



2nd Floor Photo & Suggested Layout



3rd Floor Photo & Suggested Layout

