

Claridges

COMMERCIAL PROPERTY CONSULTANTS

For retained clients only, please see below for further details

B1 OFFICE SUITABLE FOR D1/D2 USE – STP TO LET 3957 SQ FT (367.58 SQ M)



BRIDGEWATER SQUARE, LONDON EC2Y

020 8559 1122



Location

Centrally located between Aldersgate Street and Golden Lane, adjacent to Barbican, within a few minutes' walk to Barbican Underground Station in the heart of the City of London.

The Property

The property comprises a self-contained suite arranged over ground, lower ground and sub-basement levels. It is presently used as laboratories and offices. It has its own street entrance from Bridgewater Square. The accommodation is arranged as follows:

Ground floor:

- Entrance hall
- 2 x offices
- WC

Lower ground floor:

- Laboratories
- Server room
- WC's plus shower
- Office/work area
- Stores
- Plant room

Sub-basement

Storage area approached via external yard entrance. Approx. 489 sq ft (45.45m²)

Planning

I am advised the property has existing B1 use. It is also ideal for other medical and educational uses etc. Offers conditional upon a change of use to D1 or D2 uses will be given favourable consideration. Interested parties should make their own enquiries with the local authority to satisfy any planning concerns.

External

There is a small lower ground floor yard area.

Floor Area

Gross internal floor area approx. **3,957 sq. ft. (367.58m²)**.

Net internal floor area approx. **3,381 sq. ft. (314.08m²)**.

Note: Areas are approximate

Services.

Air conditioning (heating and cooling) to main areas

Alarm

Note services not tested

Rating

RV £35,250. Rates payable £16,602 current year

Note. Rating details provided verbally.

EPC

In hand

VAT

I am advised that the property IS presently elected for VAT purposes

Rent

To be let on a new FR&I lease for a term to be agreed, offers invited in the region of £125,000 pax, subject to geared rent reviews, subject to contract.

Service Charge

£6,854.73 current year

Costs

Each party to be responsible for their own legal and professional costs

External

There is a small lower ground floor yard area.

RETAINED CLIENTS

Claridges are not retained and any purchaser or tenant of this property will need to retain Claridges in the introduction and acquisition. Our fees are charged at a rate of 10% + vat of the rent or 1% + vat in respect of a purchase.

Reference Charge

Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit

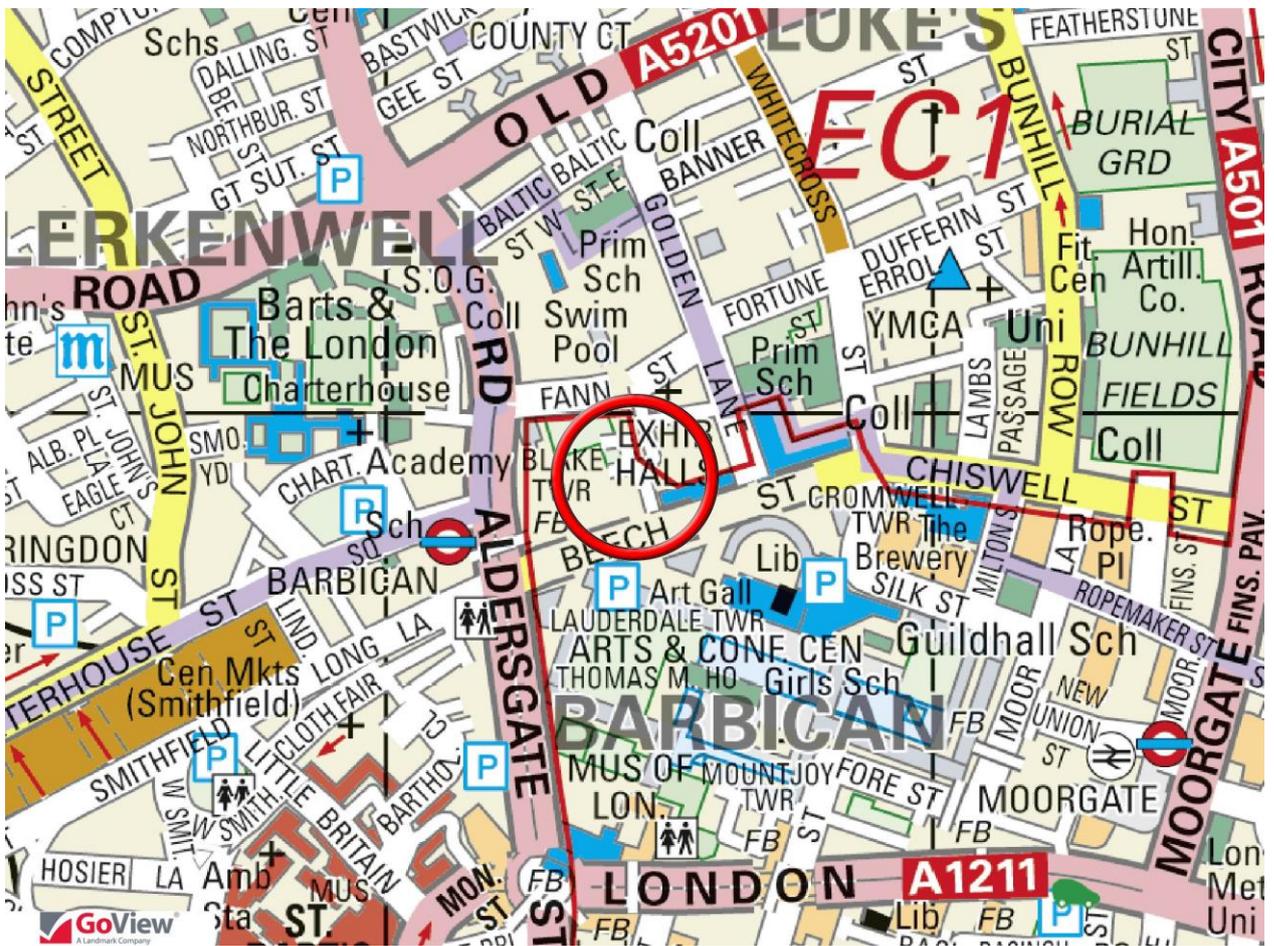
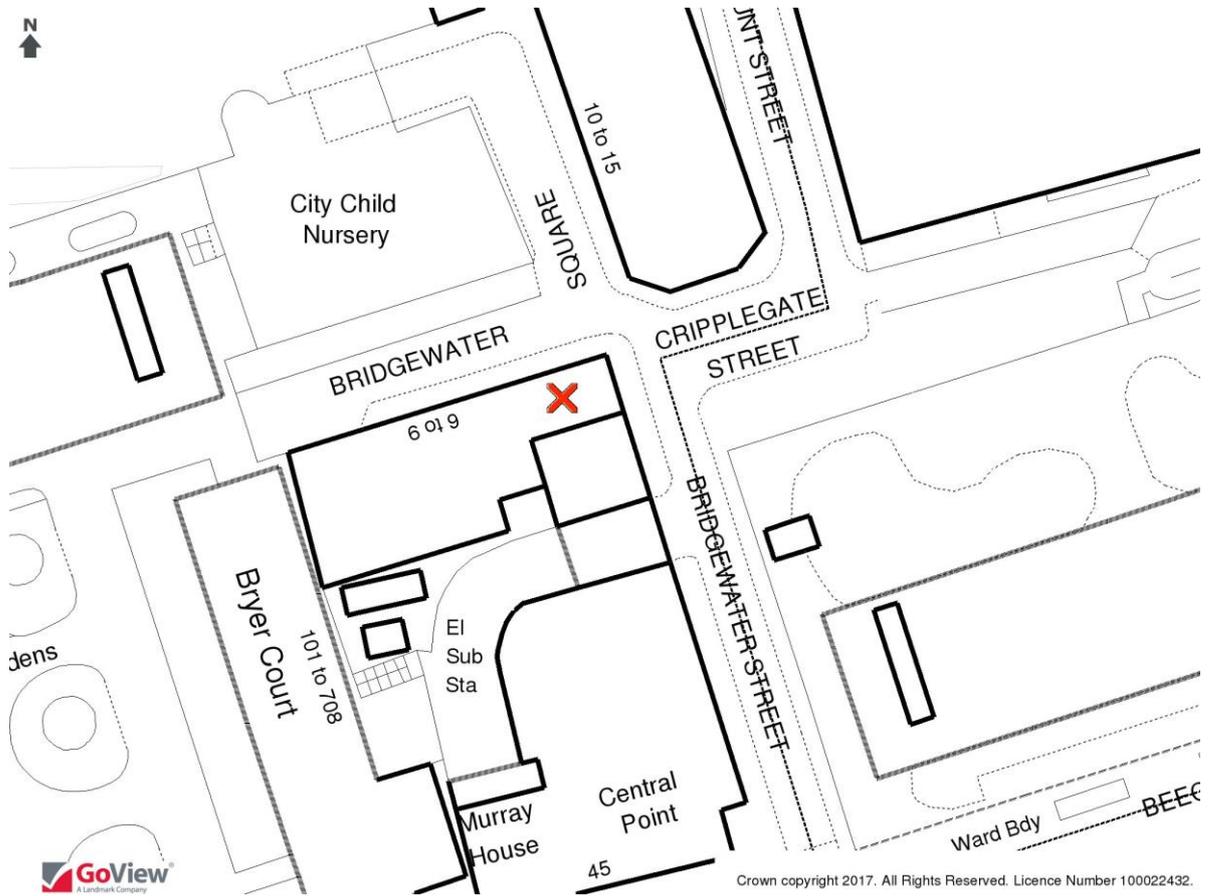
Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £3,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

Viewing

By Appointment only via Agents

Claridges Commercial – 020 8559 1122

E: info@claridges-commercial.co.uk



Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.