

4 Northington Street, Bloomsbury, London WC1N 2JG



FITTED 2ND FLOOR OFFICE IN ICONIC LOCAL BUILDING | 1,492 sq ft



Location

Northington Street is a charming Bloomsbury street linking Gray's Inn Road with John Street and it runs parallel to Theobalds Road and Roger Street. There are numerous excellent trending bars, restaurants and cafés in the immediate area including Cigla and Otto's.

The property is set in an ideal central London location, providing easy access to the West End, Midtown, City and City Fringe. With Chancery Lane, Russell Square, Holborn, Farringdon and Kings Cross within close proximity.

Description

This industrial building built in the 1930's still maintains character, history and is a stunning example of art deco architecture. It has been a movie studio, pottery and recently converted to stunning office/studio spaces. The building also features tenants such as the ultra hip Clerkenwell hairdressers called "4th Floor Corner Shop", the cult split-level salon residing at the top 2 floors, accessed by a goods lift. See www.4thfloor.co.uk

Floor Areas

Floor	sq ft	sq m
2nd Floor	1,492	138
TOTAL (approx.)	1,492	138

*Measurement in terms of *NIA

Jason Hanley, Partner

📞 020 7025 1391

Jamie Quinn, Trainee Surveyor

📞 020 7025 8945

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

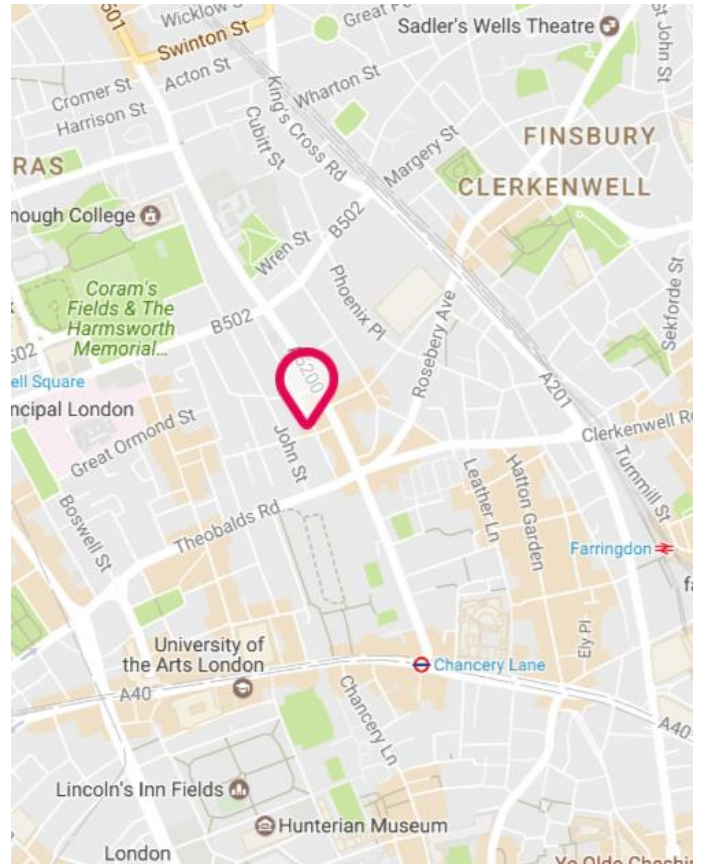
Subject to Contract May 2017

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

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Terms

Tenure:	Leasehold by way of a new lease direct from the freeholder with the service charge inclusive of the rent, thereby capping their liability.
Lease:	Flexible, simple, short form agreement with mutual breaks.
Rent:	Guiding £49.50 psf exclusive
Rates:	Approx. £10.85 pas pa 2017/18
Service Charge:	Approx £4 psf. Plus RPI increases per annum - to be added onto rent, (so as capped).

Amenities

- Self Contained WC's
- Fitted Kitchenette
- Boardrooms/Executive offices
- Industrial Style common parts/internal finishes
- Crittal Windows
- High concrete ceilings
- Industrial style goods/passenger lift
- Two entrances
- Stylish WC1 Location
- Short Form Lease with flexibility

Jason Hanley, Partner

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