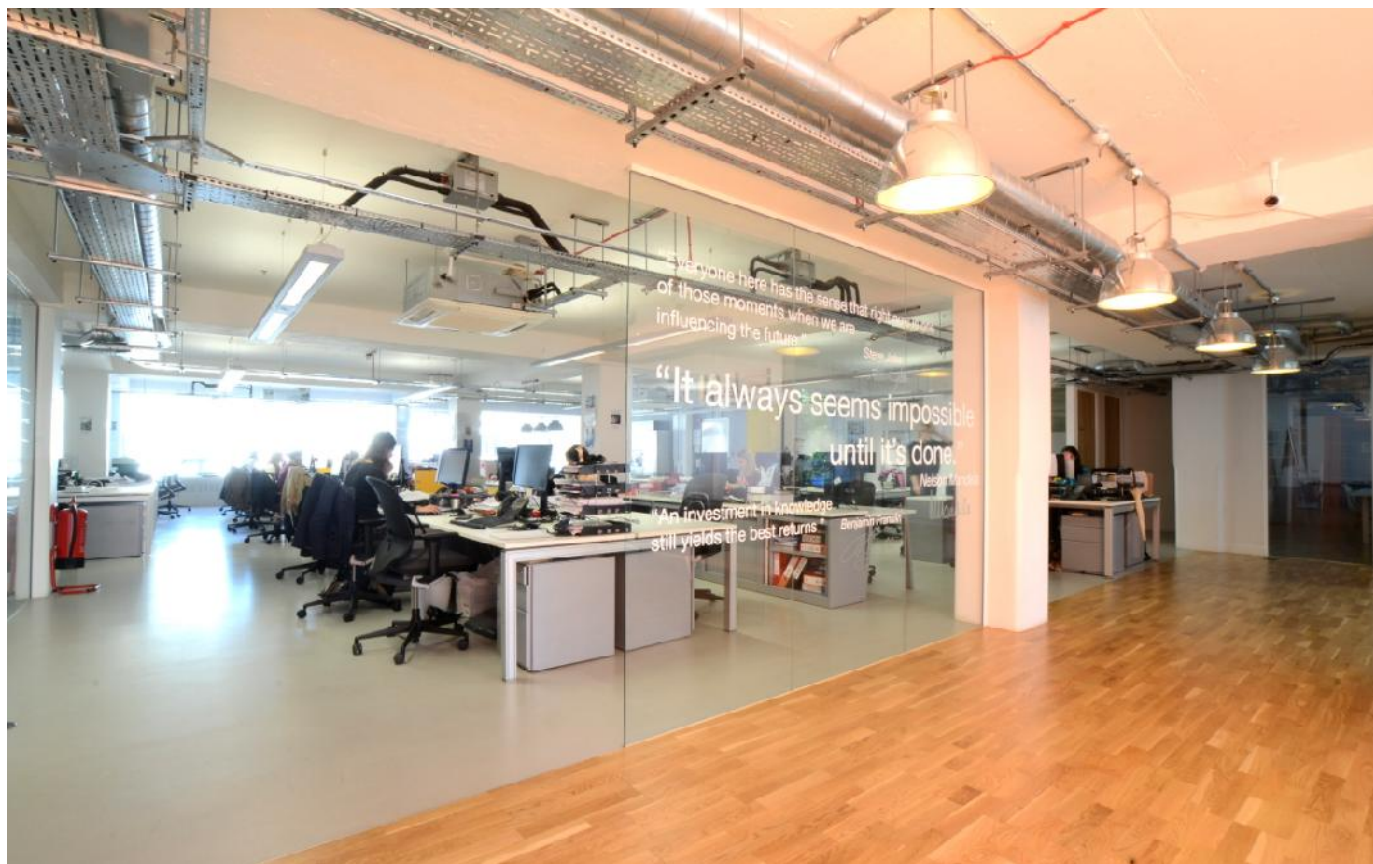


63 Gee Street, City, London, EC1V 3RS



OFFICE TO LET | 4,470 sq ft



## Location

63 Gee Street is located in the area between Clerkenwell and Old Street Roundabout. These districts are populated by innovative start-ups alongside some of the best tech, media, fashion and other creative businesses in the world. The immediate surrounds benefit from a variety of restaurants, independent coffee shops and bars.

Transport links are excellent with Old Street, Barbican, Farringdon, St Paul's and Angel stations all within a short walking distance.

## Floor Areas

Floor	sq ft	sq m
2nd Floor	4,470	415
<b>TOTAL (approx.)</b>	<b>4,470</b>	<b>415</b>

\*Measurement in terms of NIA

## Description

This fully fitted floor offers stylish office accommodation and is located on the second floor of this media style building. The predominantly open plan floor benefits from excellent natural daylight, comfort cooling, meeting rooms, private offices, kitchenette and bike storage.

## Jason Hanley, Partner

020 7025 1391

Joint Agents: Anton Page, 020 7336 1313

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](http://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 January 2017

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

**63 Gee Street, City, London, EC1V 3RS**



**OFFICE TO LET | 4,470 sq ft**



## Terms

Tenure:	Leasehold
Lease:	A new lease is available direct from the landlord.
Rent:	£49.20 psf pax
Rates:	Estimated at £10.56 psf pax (until 1st April 2017)
Service Charge:	£2.93 psf pa

## Amenities

- **Comfort cooling/heating**
- **Raised access flooring**
- **Industrial style passenger lift & goods lift**
- **Fully fitted kitchen & break out area**
- **Board room, meeting rooms & private offices**
- **Demised WCs and shower**
- **Bicycle storage**

## Jason Hanley, Partner

020 7025 1391

jhanley@monmouthdean.com

Joint Agents: Anton Page, 020 7336 1313

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