



AVAILABLE - FOR SALE / TO LET

9-10 Mallow Street, London EC1Y 8RQ

First floor Class E premises, 1,133 sq ft (105.2 sq m)

£44,187 per annum exclusive

All enquiries to

0203 576 3331

Assemblycre.co.uk



Assembly.

Commercial Real Estate

9-10 Mallow Street, London EC1Y 8RQ

Class E premises, 1,133 sq ft (105.2 sq m)



Location

The property is located on Mallow Street, off Old Street, in Shoreditch. Transport links for the property are excellent, with Old Street Station located approximately 50 metres away. Local amenities are excellent, with a host of bars, restaurants and shops situated on Old Street, Shoreditch and Whitecross Street Market.

Description

The office is situated on the first floor, with stairs leading up to it. The office has been fitted out to a good specification to include:

Amenities

- Wooden flooring
- Male/Female W/C's and shower
- Disabled W/C at ground floor
- High ceilings
- Kitchenette

Rent

£44,187 per annum exclusive.

Sale price

Offers in the region of £736,450. There is 110 years remaining on the lease at a ground rent of £250 per annum.

Terms

Available on a new FRI lease for a term to be agreed.

Service charge Circa £1 psf

Business rates £15,152 per annum

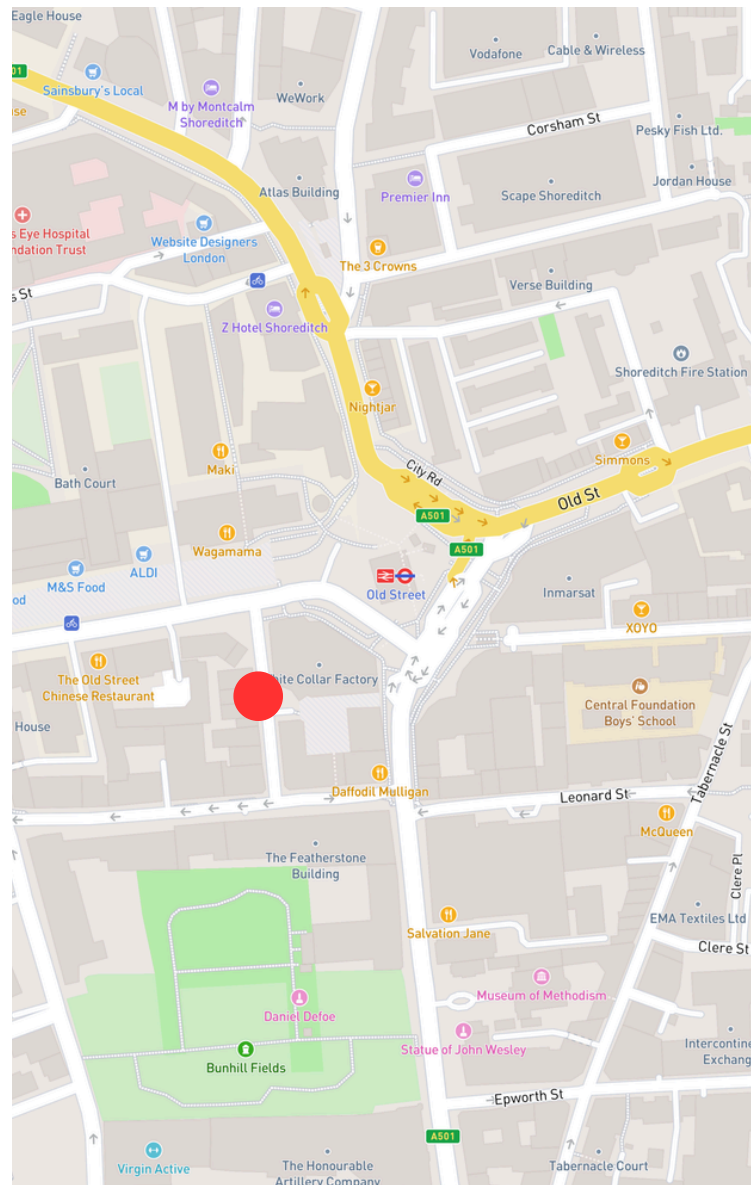
Building type Class E (Offices)

VAT TBC

EPC Rating C-60

Lease Details A new lease for a term to be agreed.

Size 1,133 sq ft (105.2 sq m)



Contact us

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.