



AVAILABLE - TO LET

8 Eagle Court, London EC1M 5QD

Class E basement premises 527 sq ft (49 sq m)

Rent on application

All enquiries to

0203 576 3331

Assemblycre.co.uk



Assembly.

Commercial Real Estate

8 Eagle Court, London EC1M 5QD

Class E basement premises



Location

The property is located in Eagle Court, which is situated in Farringdon. Transport links for the premises are excellent, with Farringdon Station circa 70 metres away. The station benefits from connections with The Circle, Metropolitan, Hammersmith and City, Crossrail and Thames Link.

Local amenities are excellent, with various bars, restaurants and shops located nearby and around Smithfield Market and the surrounding area.

Description

The offices are situated in the basement of the building and benefit from natural light, with a mixture of carpet and vinyl flooring, perimeter trunking and spotlights.

Rent On application

Business Rates for 2023/2024 £13,348 per annum approximately.

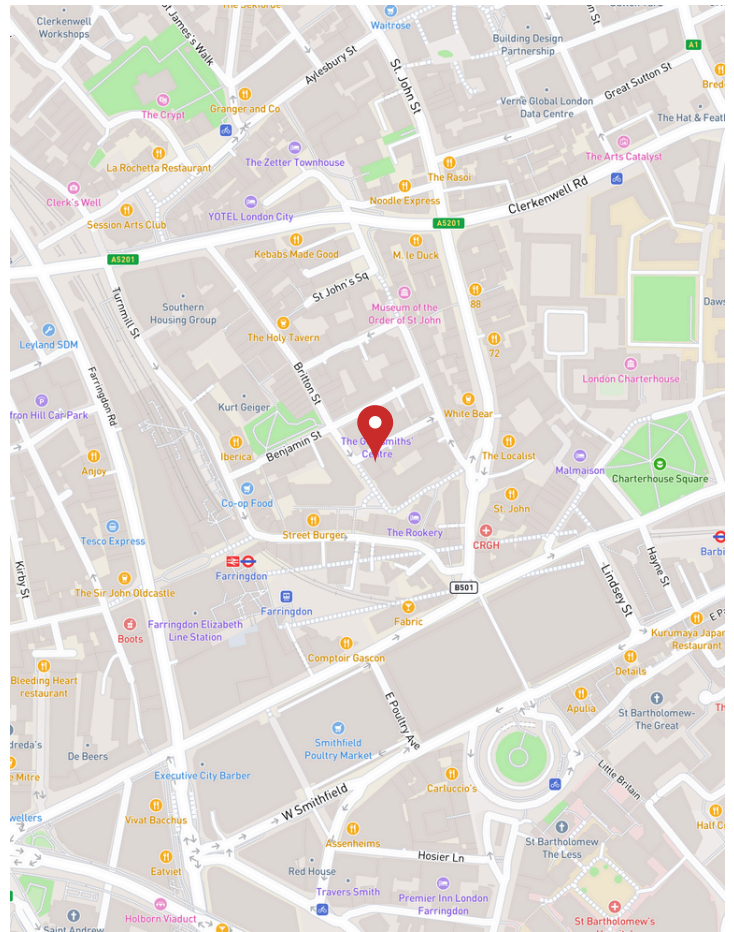
Building Type Class E use

VAT TBC

EPC Rating TBC

Size

527 sq ft (49 sq m) approx NIA



Contact Owners Joint Sole Agents

Assembly CRE

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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.