



## AVAILABLE - TO LET

**19 Garrett Street, EC1Y 0TY**

Ground floor showroom, Class E premises

1,019 sq ft NIA (94.6 sq m)

£40,760 per annum exclusive

All enquiries to

**0203 576 3331**

[Assemblycre.co.uk](http://Assemblycre.co.uk)

**Assembly.**

Commercial Real Estate

# 19 Garrett Street, EC1Y 0TY

Ground floor showroom, Class E premises



## Location

The offices are located on Garrett Street, which is situated south of Old Street. Transport links for the location are superb, with bus routes along Goswell Road and Old Street, whilst Barbican and Old Street Stations are approximately 400 and 700 metres away.

Local amenities are also good, with various bars, restaurants and shops located nearby, including Whitecross Street Market, which is operational during weekdays.

## Description

The offices are arranged over ground floor, benefiting from a retail frontage with roller shutters, kitchenette, wooden flooring, air conditioning and male and female W/Cs.

**Rent** £40,760 per annum exclusive.

**Service charge Est** £2,892 per annum

**Buildings insurance** £1,118 per annum

**Business Rates Circa** Approx. £19,585 per annum.

**Terms** Available to let on a new FRI lease for a term to be agreed

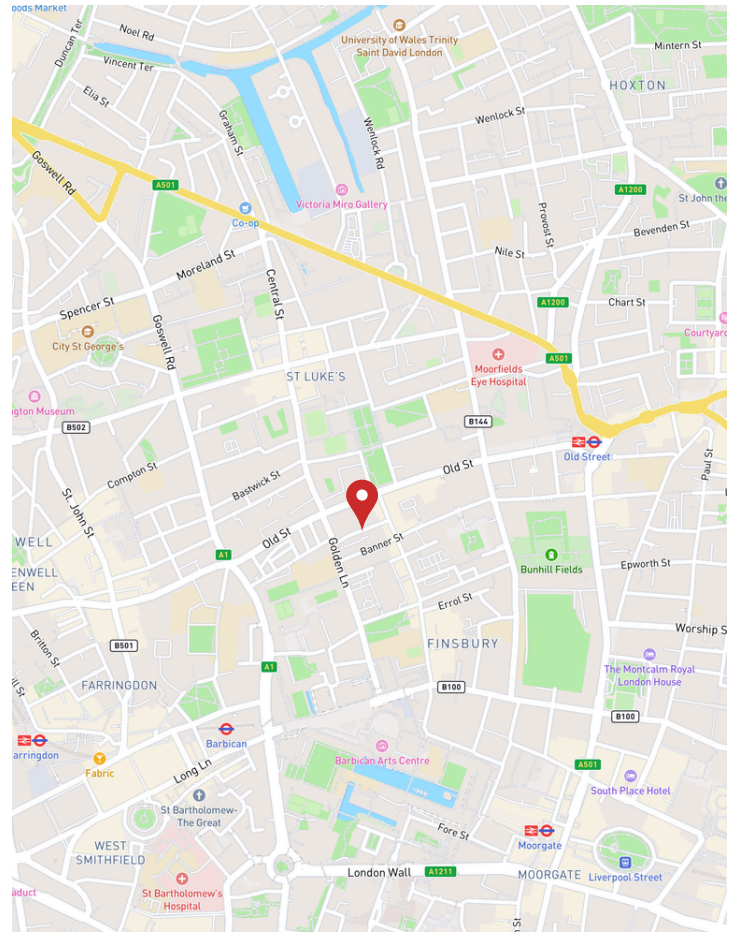
**Building Type** Class E use

**VAT** TBC

**EPC Rating** D-99

**Size all measurements are approx NIA**

Ground floor - 1,019 sq ft (94.6 sq m)



## Contact Owners Sole Agents

**Assembly CRE**

020 3576 3331

[www.assemblycre.co.uk](http://www.assemblycre.co.uk)

**Jamie Mackenzie**

07533 348 479

[jamie@assemblycre.co.uk](mailto:jamie@assemblycre.co.uk)

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.