

# REFURBISHED OFFICE TO LET

Tel: 07885 912 982



LOWER GROUND FLOOR  
5-15 CROMER STREET, LONDON, WC1H 8LS  
APPROX. 1,600 SQ FT (149 SQM).

RENT REDUCED TO:  
£35,000 PER ANNUM EXCLUSIVE  
£22.00 PER SQ FT.



# 5-15 CROMER STREET, WC1H 8LS



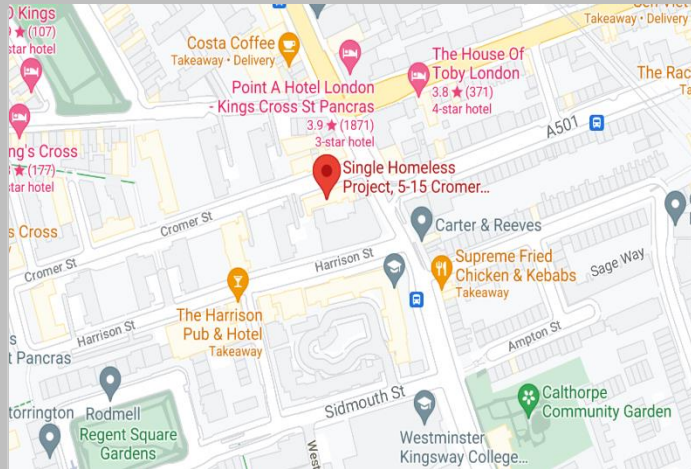


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## Location

Located at the eastern end of Cromer Street close with the junction of Grays Inn Road and within walking distance to Kings Cross mainline and underground station.

There are a host of amenities close by to include restaurants, pubs, cafes and other convenience stores.

## Description

A newly refurbished lower ground floor office arranged as a large open plan area to include a separate office with excellent storage throughout. There is also an allocated parking space included.

Office specifications include:

- ❖ Category 2 lighting
- ❖ Electric heating
- ❖ Category 5 cabling
- ❖ Kitchen
- ❖ New carpeting throughout
- ❖ W.C's in communal areas.
- ❖ Newly refurbished throughout
- ❖ Parking included

## Term

A new lease available for a minimum term of three years on terms by arrangement.

## EPC

D - 86.

## Service Charge

Approximately £5,500 per annum equating to £3.44 per sq ft.

## Rates

The rateable Value for the year 2023/24 is £14,570. Therefore, the rates payable is approximately £6,574 per annum.

## VAT

The buildings is NOT elected for VAT.

## Rent

£35,000 per annum exclusive of all outgoings (£22.00 per sq ft).

## Further Details

Ian Lim

Lim Commercial

E: [ian@limcommercial.com](mailto:ian@limcommercial.com)

Tel: 07885 912 982