
PROPERTY PARTICULARS



TO LET

RIBA AWARD WINNING GRADE A OFFICES

EITHER FITTED OR CAT A

APPROX. 2,670 – 8,806 SQ FT



**3RD, 4TH & 5TH FLOORS, 45 GEE STREET,
LONDON, EC1V 3RS**

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3RD, 4TH & 5TH FLOORS, 45 GEE STREET, LONDON, EC1V 3RS



3rd floor



3rd floor

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4th floor

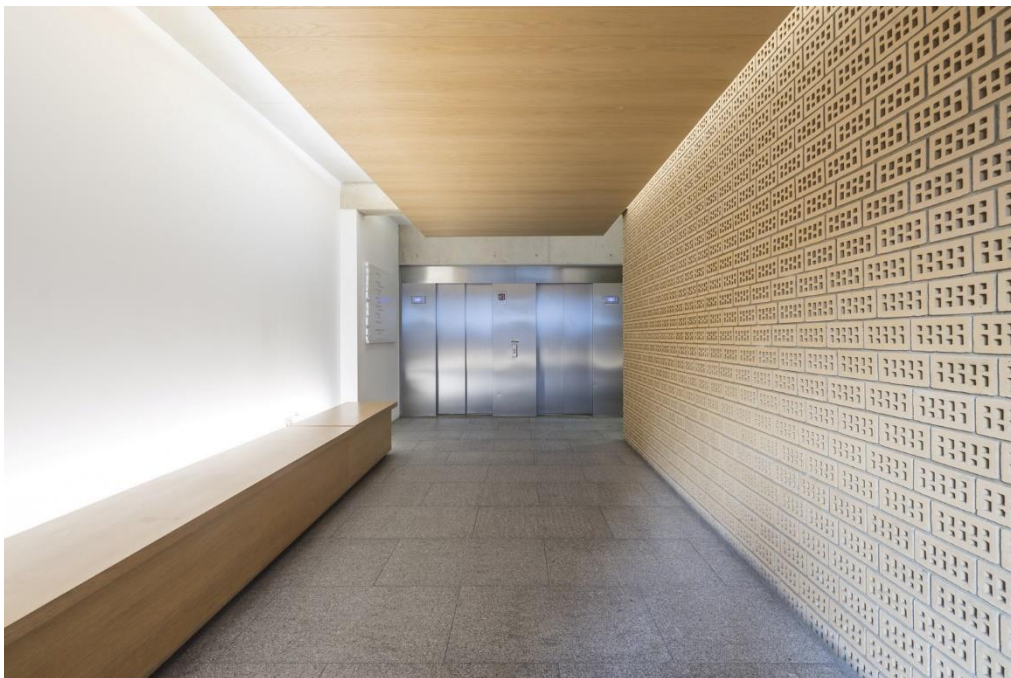


4th floor

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5th floor



Reception

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LOCATION	Gee Street is situated between central Clerkenwell to the West and Old Street roundabout to the East. It is also within walking distance to the City of London. The wider public transport infrastructure includes numerous buses, Underground and Overground at Barbican, and Old Street, as well as Farringdon (which soon will be one of the country's busiest train stations with the delivery of Crossrail), also within a short walk. The building is at the heart of the Silicon Roundabout technology hub where creative and technology start-ups and known brands rub shoulders.	
DESCRIPTION	The premises offers column free floors, each with lift access, exposed concrete walls and ceiling details to create fantastic workspaces. Environmentally friendly and sustainable technologies are utilised to make the internal spaces naturally air-cooled and ventilated.	
AREA	(all measurements are stated approx.)	
	3rd floor	3,068 sq ft
	4th floor	3,068 sq ft
	5th floor	2,670 sq ft
	TOTAL	8,806 SQ FT
AMENITIES	* Fitted or CAT A * VRF fresh air system * 2 x 8 passenger lifts * Demised WCs * Excellent natural light	* Open plan efficient floor plates * Raised floor * Bike storage * Exposed concrete ceilings and walls * DDA compliant
RENT	3rd floor	£182,546 PAX/£59.50 psf
	4th floor	£182,546 PAX/£59.50 psf
	5th floor	£158,865 PAX/£59.50 psf
	Total	£523,957 PAX/£59.50 psf
BUSINESS RATES	We understand that annual business rates payable are £16.95 psf. However, interested parties are advised to make their own enquiries.	
SERVICE CHARGE	We understand that the annual service charge is running at approx. £7.13 psf.	
USE	B1/Offices	
LEASE	A new lease available from the Freeholders by negotiation.	
VIEWING	Through Joint Sole Agents:- ARMITAGE REAL ESTATE josh@armitagerealestate.co.uk 07521 673 997 COLLIERS joshua.miller@colliers.com 07917 725 365 / michael.raibin@colliers.com 07880 795 679 / alexander.howarth@colliers.com 07841 514 264	