

within Clerkenwell Design week boundary

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VIDEO  
TOUR**

floors can be let separately or together

newly  
refurbished  
media style  
showroom/offices  
**to let**

air-conditioned  
with fresh air ventilation

1,293 sq ft + 1,283 sq ft (2,576 sq ft)

ground floor

lower ground floor



Charterhouse Bldgs

Google Earth

4 Charterhouse Buildings London EC1M 7AN

# DESCRIPTION

The Ground and Lower Ground floors are available separately or can be taken together.

The Ground Floor was previously used as a retail unit, with window frontage and direct access off Goswell Road and can be offered in its current condition or fitted to a tenants requirements.

The superior Lower Ground Floor office is currently being refurbished to a high standard, to provide a unit accessed via a shared ground floor reception lobby on Goswell Road.

Although the unit is at Lower Ground floor level at Goswell Road, the rear of the space is at Ground level due to the sloped nature of the site and the main open plan office benefits from excellent natural light.

The Landlord is planning to provide media style offices to the Lower Ground Floor unit, with Sand blasted brick walls, Steelwork beams, Exposed services including fresh air ventilation, New wall mounted air conditioning units and LED lighting.

However there is an opportunity for an incoming tenant to have some input into the design.

**self  
contained**



**exposed  
steel  
beams**

**led  
lighting**



**demised male  
+  
female WCs**



**cycle  
storage**

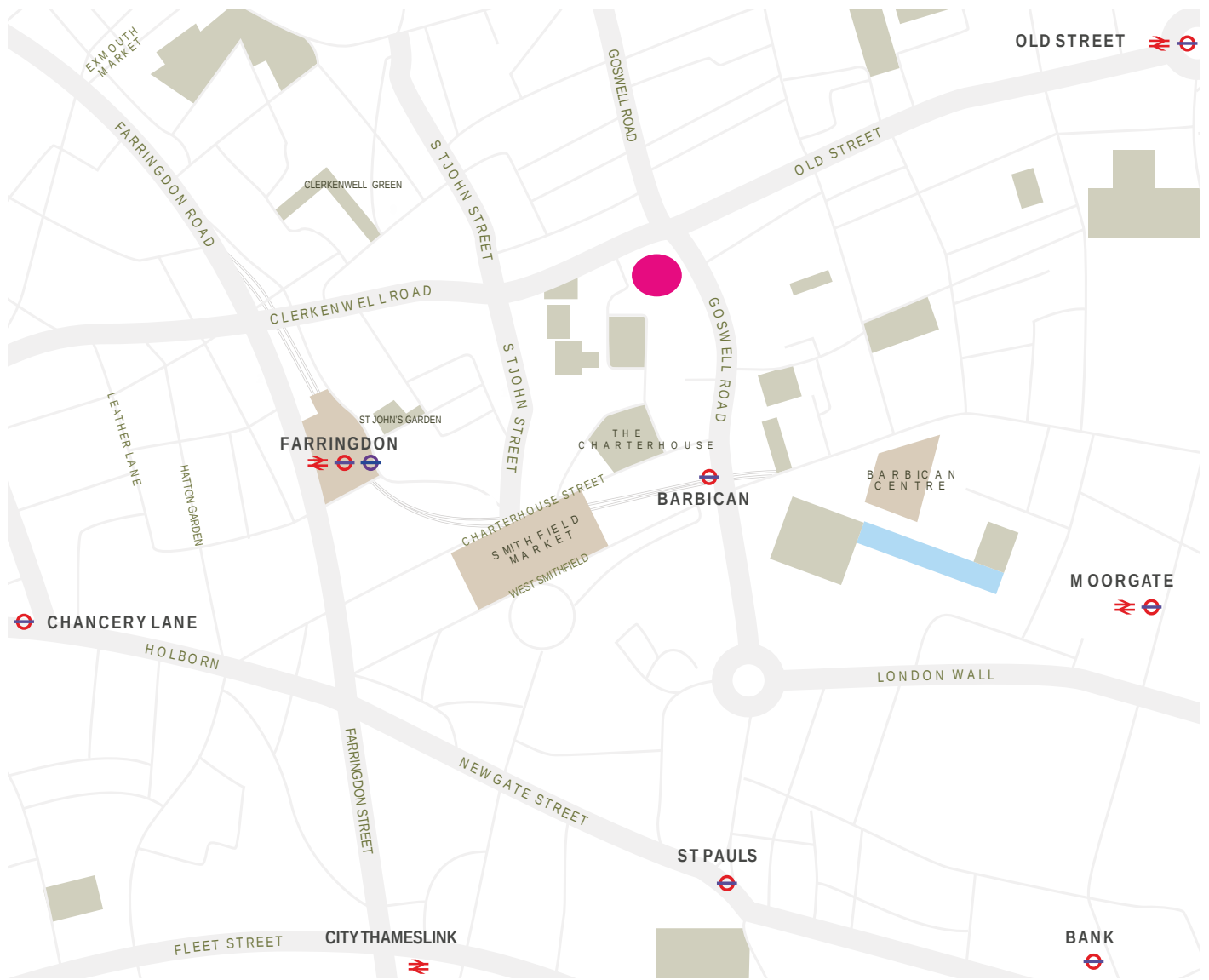


**exposed  
brickwork  
walls**

**timber  
flooring**







## LOCATION

The entrance to 4 Charterhouse Buildings is located on Goswell Road (A1), close to its junction with Clerkenwell Road (A5201) and Old Street.

Charterhouse Buildings runs to the rear of the building and is a no-through road just to the north of Charterhouse Square.

Farrington Station (Crossrail, Thameslink, Circle, Metropolitan and Hammersmith and City lines), Old Street Station (Great Northern, and Northern lines) and Barbican Station (Circle, Metropolitan and Hammersmith and City lines) are all within easy walking distance of the property.







**CGI OF LOWER GROUND FLOOR**



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**CURRENT REFURBISHMENT  
OF LOWER GROUND FLOOR**



**CURRENT REFURBISHMENT  
OF LOWER GROUND FLOOR**



**CURRENT REFURBISHMENT  
OF LOWER GROUND FLOOR**

# OUTGOINGS PER ANNUM

Ground Floor  
Rent  
£58,185 per annum

Lower Ground Floor  
Rent  
£44,905 per annum

Business Rates  
£16,000 (Estimated)

Business Rates  
£10,725 (estimated)

Service Charge  
£To Be Assessed

Service Charge  
£To Be Assessed

A new flexible lease(s) is available directly from the Landlord.

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## VIEWING CONTACTS

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