



1-3 Bonhill Street

London, EC2A 4BX

Landmark Use-Class E building with Exceptional Proportions.

11,722 sq ft
(1,089.01 sq m)

- Former serviced-events premises.
- Well-equipped breakout spaces on each floor.
- Full commercial kitchen with extraction.
- Within a 5-minute walk of Old Street Station.
- Available on flexible lease terms immediately.

1-3 Bonhill Street, London, EC2A 4BX

Summary

| | |
|-----------------------|--------------------|
| Available Size | 11,722 sq ft |
| Rent | £295,000 per annum |
| Business Rates | Upon Enquiry |
| EPC Rating | D (87) |

Description

A rare and characterful building, available as a whole under a new lease to be agreed. 1-3 Bonhill Street has been occupied by etc. venues for over 20 years and has proven to be an exceptional, landmark location for the venue providers. With a gross internal area of 11,722 sq ft (1,089.4 sq m), the property has vast proportions and provides a unique opportunity to acquire a highly versatile space.

The property benefits from a full commercial kitchen with extraction at basement level which also includes a canteen area for the use of staff/attendees. Each of the upper floors are set up as meeting spaces of various sizes, these floors each benefit from kitchenette facilities and breakout spaces suitable for differing group sizes. In addition, there is a well-fitted and welcoming reception area at ground level.

Location

Located almost equidistant from both Old Street and Broadgate Circle, the property is extremely well connected and set amongst some of the most prominent operators in the immediate locale, to include; UBS, The London Stock Exchange, Cisco & Nationwide.

Transport links include the Northern Line from Old Street, alongside Central, Hammersmith & City, Circle, Metropolitan, Overground and National Rail Services. Moorgate is also a moment away providing further Underground & National Rail Services. Bus Routes are also numerous throughout the area with Journey times to the City of London being less than 10 minutes.

Terms

Rent: £295,000 per annum.

Rateable Value: £272,500, Rates Payable: Approx. £139,520.

EPC: D (87).

Local Authority: London Borough of Islington.

Possession: Full vacant possession immediately on completion of legal formalities.

Lease Terms: A new FRI lease granted outside of the Landlord & Tenant Act 1954 to be agreed.

Legal Costs: Each party is to bear their own legal costs.



Viewing & Further Information



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