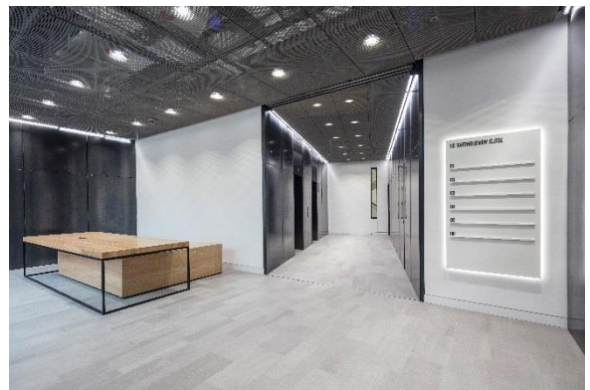


90BARTHOLOMEWCLOSE.COM

Ninety Bartholomew Close, London, EC1

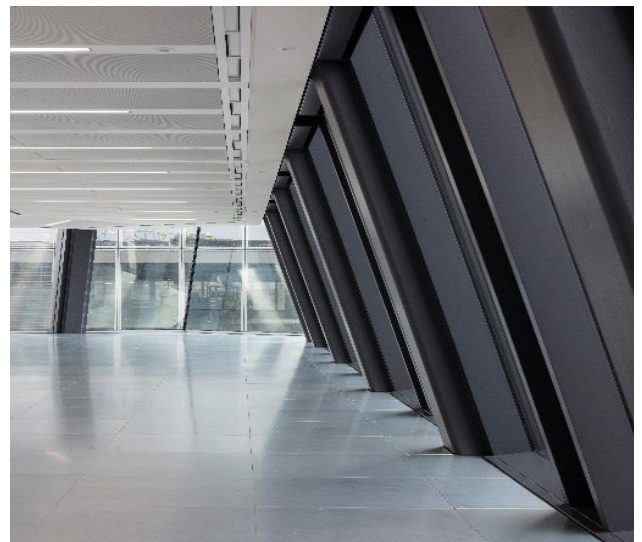
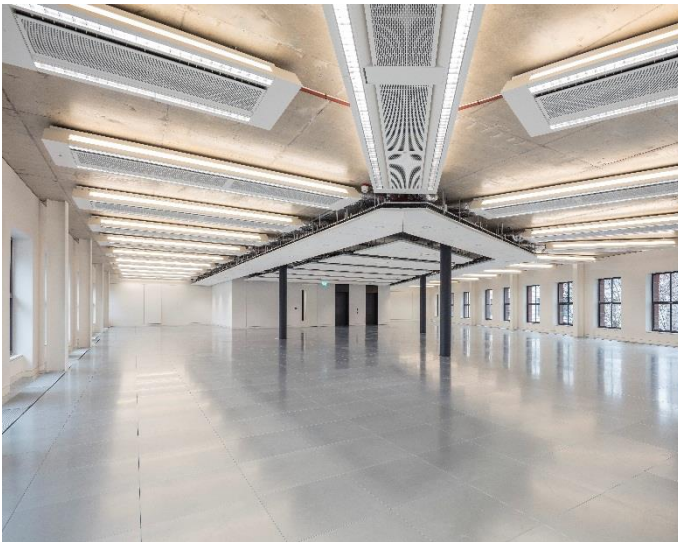
RETAINED WAREHOUSE FACADE WITH CONTEMPORARY NEW INTERIORS
2,399 SQ FT — 24,013 SQ FT (NIA) AVAILABLE



Ninety Bartholomew Close forms part of the Barts Square Estate, prominently located between Farringdon East (Elizabeth line) and St Paul's (Central line) stations.

ACCOMMODATION	AVAILABLE	FLOOR AREA NIA SQ FT	FLOOR AREA NIA SQ M
6th Floor	NOW	2,399 sq ft	222.9 sq m
5th Floor	UNDER OFFER	2,758 sq ft	256.2 sq m
4th Floor	NOW	4,806 sq ft	446.5 sq m
3rd Floor	NOW	4,733 sq ft	439.7 sq m
2nd Floor	NOW	4,675 sq ft	434.3 sq m
1st Floor	UNDER OFFER	4,642 sq ft	431.3 sq m
TOTAL FLOOR AREA		24,013 sq ft	2,230.9 sq m





TERMS

A new FRI lease is available direct from the landlord for a term by arrangement, outside the 1954 Act

RENT

£75 per sq ft (VAT payable)

RATES

Estimated at £19.70 per sq ft per annum payable

SERVICE CHARGE

Estimated at £9.98 per sq ft per annum (VAT payable)

EPC

EPC rating of B anticipated

SPECIFICATION

- * Air conditioning (fan coil on floors 5&6, chilled beam on floors 1-4)
- * Fully accessible raised floors – typically 125mm void
- * Raised floor to soffit height typically 2.65m (floors 5&6) and 3.0m (floors 1-4)
- * Two 13-person passenger lifts
- * One cycle lift (separate access)
- * 30 secure cycle spaces and 30 lockers
- * 5 showers
- * Terrace on fifth floor

Viewings strictly by appointment only through joint sole agents, Ingleby Trice and Gryphon Property Partners.

FOR FURTHER INFORMATION PLEASE CONTACT:

Malcolm Trice
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Alec Newton
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INGLEBY TRICE.

INVEST WELL . WORK WELL

020 7029 3610

SUBJECT TO CONTRACT

All negotiations are subject to contract, receipt of satisfactory references and where appropriate, landlord's consent. All rents and prices quoted are exclusive of VAT.