



High quality fully fitted offices available to let in a prestigious office building

90 Bartholomew Close

EC1A 7BN

Office

TO LET

2,758 sq ft

(256.23 sq m)

- Excellent location within a walking distance from Farringdon and St Paul's Underground stations
- Warehouse style interior
- Air conditioning / Raised floors
- 2 x 8 person passenger lifts
- Manned reception
- Bike storage / Lockers / Showers
- BREEAM Excellent

Summary

Available Size	2,758 sq ft
Rent	£89.50 per sq ft
Rates Payable	£26.15 per sq ft psf pa (2024/25)
Service Charge	£13.91 per sq ft est pa (2024)
Legal Fees	Each party to bear their own costs
EPC Rating	B (31)

Description

Originally a Victorian linoleum factory, 90 Bartholomew Close was built in 2019 and offers a high specification office building with abundance of character and style. 90 Bartholomew Close benefits from excellent end-of-commute amenities with a separate bike access via a dedicated lift.

Location

90 Bartholomew Close is enviably located between bustling financial hub of the City of London and the trendsetting media hub of Smithfield / Clerkenwell. The area offers a fusion of commerce, culture and connectivity with immediate access to a diverse mix of independent restaurants, cafes, bars and shops. The building is positioned only a short walk from the Farringdon station which provides access to Underground, Thameslink and Elizabeth Line services.

Accommodation

The accommodation comprises the following NIA(s):

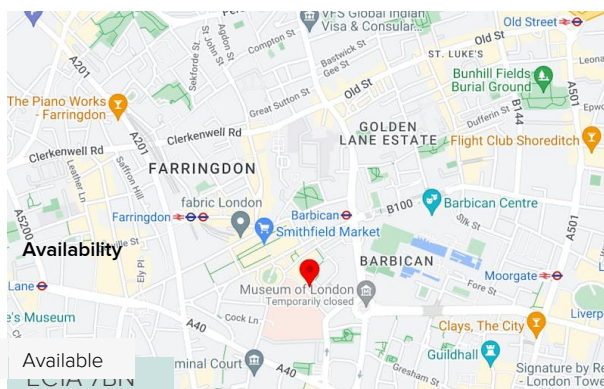
Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Monthly Rent	Total year	Fitout Concept
5th	2,758	256.23	£89.50	£26.40	£13.91	£20,570.08	£358,015.98	CAT B
Total	2,758	256.23	£89.50	£26.40	£13.91		£358,015.98	

Viewings

Viewings by prior arrangement through joint sole letting agents, Ingleby Trice and JLL.

Terms

A new lease direct from landlord is available for a term by arrangement.



Viewing / further information

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Ingleby Trice

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1000 - Presentation GA - Room Schedule						
Number	Name	Department	Area	Area (sqft)	Perimeter	%

1000 - Presentation GA - Room Use Schedule				
Department	Area	Area (sqft)	Perimeter	%

1000 - Presentation GA - Seat Ratio	
Seat_Function	Seat_Ratio
Desk	28
Grand total	28

<input type="checkbox"/>	Measurements checked on-site
<input type="checkbox"/>	Building Control checked and approved
<input type="checkbox"/>	Acoustics reviewed and confirmed
Gross Internal Area	0.0 m ² / 0 ft ²
Net Internal Area	0.0 m ² / 0 ft ²

PRESENTATION GA LEGEND

COMPONENT TAGS

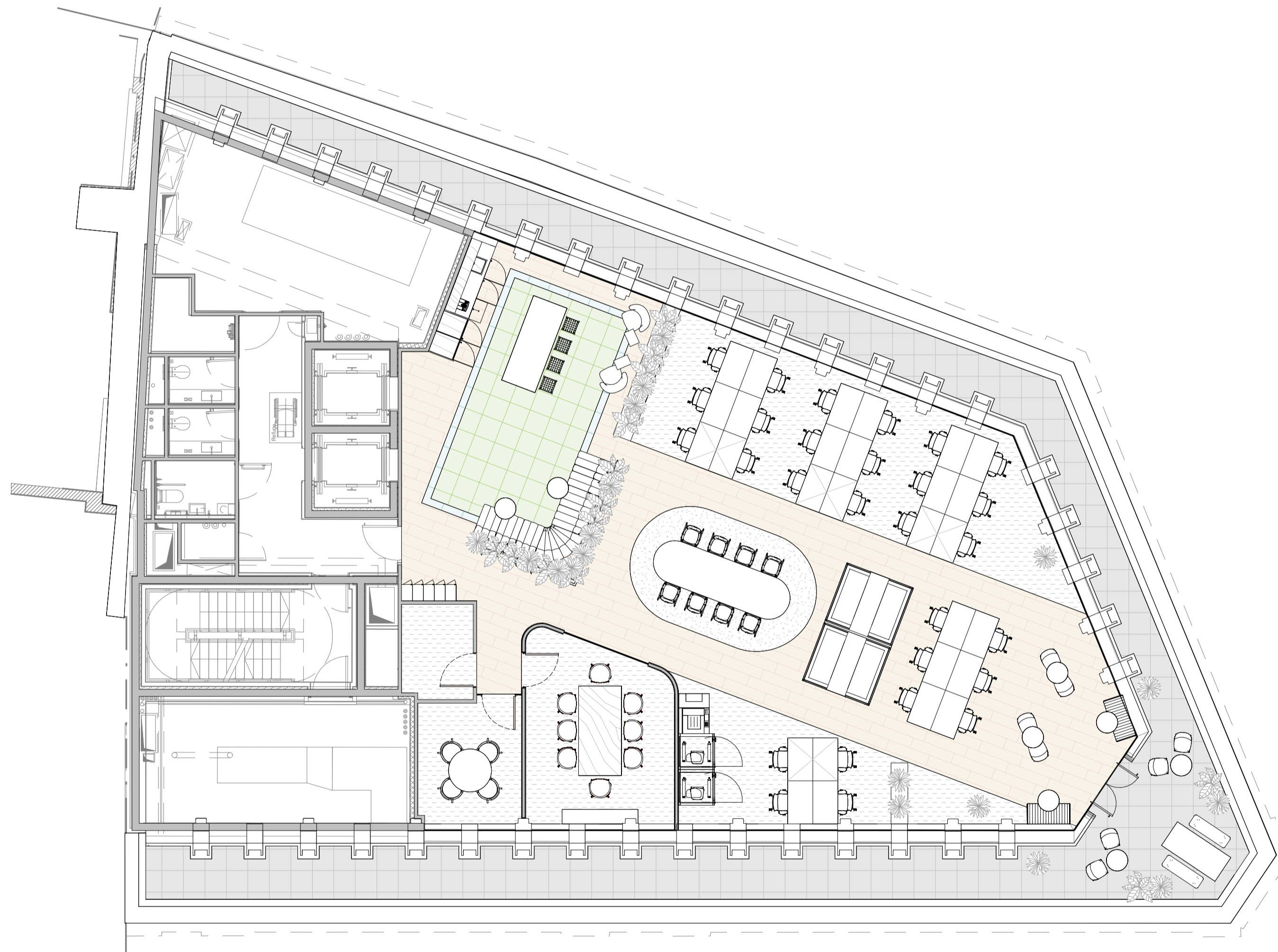
[501-01]	R1	=	Room - 1st floor
Name	01	=	Room number
123m ² / 123ft ²	Name	=	Room name
	m ²	=	Area in square meters
	ft ²	=	Area in square feet

STUDWORK KEY

	EXISTING PARTITION	Denotes an existing core wall or partition to remain
	NEW PARTITION	Denotes a new internal partition

GLAZING KEY

	GP-01 : NEW SINGLE GLAZED PARTITION	Silicon jointed 'frameless' glazing
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P02	Contract	RE	CF	27.06.24
P01	Tender	RE	CF	30.05.24

REV.	DESCRIPTION	DRWN	CHKD	DATE

QUARTER BACK
 7th Floor
 Kingsbourne House
 229 High Holborn
 London WC1V 7DA

www.qbre.co.uk

CLIENT
 --Project Name--

PROJECT ADDRESS
 90 Bartholomew Close
 London EC1A 7BN

PROJECT No.
 XXXXX

SCALE	DRAWN BY	CHECKED BY
1 : 100@A1	RE	CF

STATUS
 TENDER

DRAWING
 Level 05 - Presentation GA

DRAWING NUMBER	ISSUE
P1234W-QBRE-V1-05-DR-W-1005	P02

1:100



05