

# The Lightwell

12-16 Laystall Street  
Farringdon, EC1



Fully Fitted Office Floor with Large Roof Terrace  
2,344 sq ft (217.7 sq m) – Lease for Assignment

## Location

The Lightwell is a converted warehouse, situated close to the junction with Laystall Street and Clerkenwell Road. The building is well located, being within easy reach of both Chancery Lane and Farringdon Stations (Central Line, Hammersmith & City, Circle and Metropolitan Lines together with Thameslink). Farringdon Station will also benefit from the Elizabeth Line, which is due to open by the end of 2018, providing easy and quick access to Heathrow and Reading in the West and Shenfield in the East.

020 7522 8500

## Accommodation

The offices are situated on the entire 4<sup>th</sup> floor, having a net internal floor area of approximately 2,344 sq ft, which is fully fitted out to provide a mixture of open plan areas and individual meeting rooms and offices. The offices also benefit from an extensive private roof terrace covering the entire the building.



- Warehouse style office building
  - Automatic passenger lift
    - Air conditioning
- Commissionaire controlled reception
  - Extensive roof terrace
  - Own WCs and shower facilities
- Fully fitted “Plug and Play” offices



## Terms

Our clients hold a lease on the premises for a term to expire on 18<sup>th</sup> March 2020, which is excluded from the security of tenure and statutory compensation provisions of the Landlord and Tenant Act 1954 (part II), as amended.

## Rent

The rent passing equates to £57.50 per sq ft per annum exclusive of all outgoings and Vat.

## Business Rates

The current Rates payable equate to approximately £10.09 per sq ft.

## Service Charge

The current Service Charge is £TBC per sq ft per annum.

## Consideration

Our clients are looking to assign their lease and are inviting premium offers for the benefit of the lease and their fit-out.

## EPC

TBC

## Legal Costs

Each party to be responsible for their own costs in relation to this transaction.

## Viewings

Strictly by appointment with the sole letting agent **MELLERSH & HARDING LLP**

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