

**CLERKS COURT  
18/20 FARRINGDON LANE  
LONDON EC1**

**5<sup>th</sup> Floor  
To Let**

**1,791 sq ft (166.4 sq m)**



**Location:**

This prominent building is located on the east side of Farringdon Lane just north of the junction with Clerkenwell Green.

Transport links are excellent with Farringdon Station (Thameslink, Metropolitan, Circle and Hammersmith & City Lines) and Chancery Lane Underground Station (Central Line) within walking distance.

**Accommodation:** The floors are newly refurbished and provide open-plan accommodation serviced by a passenger lift from the ground floor reception.

The 4<sup>th</sup> floor benefits from wall mounted comfort cooling cassettes.

**Size (sq ft):**

Floor	Size (sq ft)	Size (sq m)
5 <sup>th</sup>	1,791	166.4
4 <sup>th</sup>	1,982	184.1 LET

**Amenities:**

- Comfort cooling (4<sup>th</sup> floor)
- Perimeter trunking
- Male & Female WCs
- Passenger lift

**Terms:** A new effective full repairing and insuring lease for a term to be agreed.

**Rent:** 5<sup>th</sup> floor - £27.50 per sq ft per annum.

**Rates:** Estimated at £6.70 per sq ft for the year 2009-2010.

**Service Charge:** Estimated at £4.20 per sq ft for the year ending 31/12/2008.

**Viewing:** By appointment through sole agents Colliers Godfrey Vaughan Limited:-

**Julie Rees**  
020 7487 1789  
julie.rees@colliersgv.co.uk

**David Robson**  
020 7344 6772  
david.robson@colliersgv.co.uk

Colliers Godfrey Vaughan Ltd gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers Godfrey Vaughan Ltd has any authority to make any representation or warranty whatever in relation to this property.