

# BOUNDARY HOUSE 91-93 CHARTERHOUSE STREET EC1

## Offices To Let

**Location:**

Boundary House is located in a prominent position in the centre of Clerkenwell on the north side of Charterhouse Street, opposite Smithfield Market. The location benefits from a vast array of restaurants and bars, and Charterhouse Square is within a couple of minutes walk.

The building is equidistant from Farringdon and Barbican underground stations, linking with the Metropolitan, Circle, Hammersmith and City lines as well as Farringdon Mainline station.

**Accommodation:** The suite occupies the top floor of the building and is accessed by a newly refurbished reception and six person passenger lift. The accommodation is to be refurbished and benefits from natural light on all sides.

**Size (sq ft):**

<b>Floor</b>	<b>Size (sq ft)</b>	<b>Size (sq m)</b>
6 <sup>th</sup> Floor (Rear)	1,395	129.6
4 <sup>th</sup> Floor (Ancillary)	387	35.9

(Floor area to be verified on completion of refurbishment)

**Amenities:**

- Perimeter trunking
- Central heating
- Open plan
- Good natural light
- Newly refurbished six person passenger lift
- Commissionaire

**Terms:** New Lease for a term by arrangement direct from the Landlord

**Rent:** £25.00 per sq ft

**Service Charge:** Est. £7.77 per sq ft

**Rates:** £5.81 per sq ft for the year 2009/2010

**Viewing:** By appointment through the joint sole agents:

**Colliers Godfrey Vaughan**

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

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

Lambert Smith Hampton

**Mark Anstey**  
020 7198 2273  
manstey@lsh.co.uk

**David Earle**  
020 7198 2270  
dearle@lsh.co.uk

Colliers Godfrey Vaughan Ltd and its joint agents give 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, or its joint agents, has any authority to make any representation or warranty whatever in relation to this property.