



## 7 COLDBATH SQUARE, LONDON, EC1R 4LQ

FULLY FITTED  
PLUG & PLAY  
TO LET –  
GROUND - 1<sup>ST</sup> FLOOR  
9 – 21 DESKS

### LOCATION:

Coldbath Square is located close to the junction of Farringdon Road and Rosebery Avenue and can be accessed from Topham Street. There are a wide selection of bars, restaurants and cafes in the area, including the vibrant area of Exmouth Market.

Farringdon Station (Metropolitan, Hammersmith & City, Circle lines and Thameslink) and Chancery Lane Underground Station (Central line) are both in close proximity.

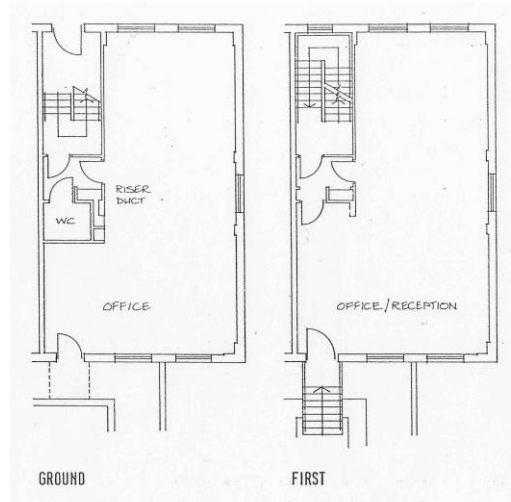
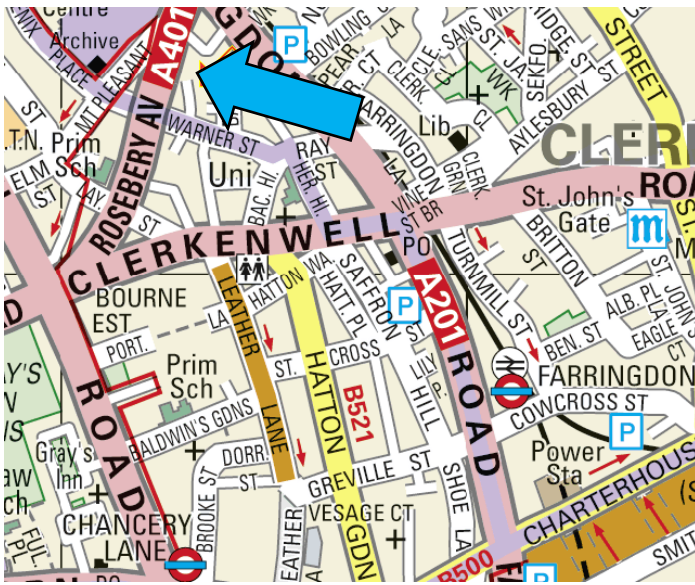
### ACCOMMODATION:

Comprising of the entire ground and first floors, offering bright open plan office space with a meeting room on each floor. The floors can be self contained. The offices are fully fitted with 9 – 21 desks and a kitchenette on each floor. The building is set within a small private courtyard moments from Exmouth market, and benefits from use of communal gardens and a private parking space.

**Viewings Strictly by  
appointment through  
sole agents:**

**Michael Firestone**  
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## AMENITIES:

- |                          |                             |
|--------------------------|-----------------------------|
| FULLY FITTED PLUG & PLAY | PERIMETER TRUNKING          |
| COMMUNAL GARDEN          | FANTASTIC NATURAL LIGHT     |
| GATED COURTYARD          | 24 HOUR ACCESS              |
| BIKE STORAGE             | FIBRE INTERNET              |
| KITCHENETTE              | CAR PARKING SPACE AVAILABLE |

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## LEASE & COSTS

The floors are available individually or combined on inclusive (rent, rates service charge & utilities) flexible lease terms at circa **only £350 per desk per calendar month inclusive.**

Ground Floor	12 desks - £4,200 pcm
First Floor	9 desks - £3,150 pcm
Combined	21 desks - £6,750 pcm

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.