



4 SINCLAIR HOUSE
HASTINGS STREET, LONDON WC1H 9PZ

451.54 SQ. FT - 41.95 SQ. M

Location This property is located on the south side of Hastings Street, close to its junction with Judd Street.

King's Cross & St Pancras Stations are within a few minutes walk (Piccadilly, Northern, Victoria, Circle, Metropolitan and Hammersmith & City Lines) as is Euston (Victoria and Northern Lines).

Description A small self contained open plan office arranged over ground and lower ground floors and connected by a spiral staircase.

The premises benefit from an exclusive entrance from Hastings Street and are to be redecorated and modernised.

Specification

- Recarpeted
- Spotlights
- Redecorated
- Shop front

Accommodation	Floor	SQ. FT	SQ. M
	Ground Floor	204.94	19.04
	Lower Ground Floor	246.60	22.91
	TOTAL	451.54	41.95

Terms A new flexible FRI lease directly from the landlord.

Rent **£13,750 per annum, subject to contract.**

Planning We understand that the current use is B1 but the property also lends itself to A1 or A2.

Business Rates We are informed that the rates payable are in the region of £3.42 per sq. ft.

Service Charges TBC

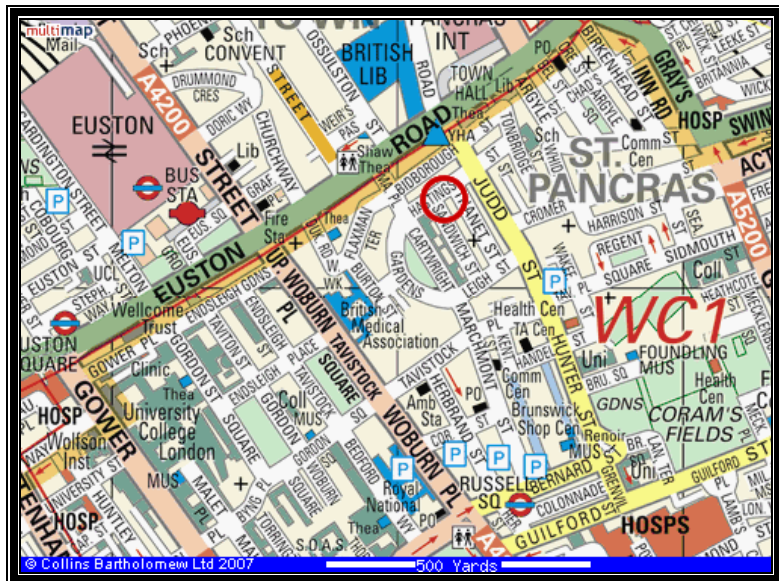
Legal Costs Each party to bear their own legal costs.

Viewings By arrangement by calling either:
David Shapiro
020 7391 7100

George McCullough
020 7391 7100

File ref: DS/19318

We draw your attention to the important notice overleaf





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