



Stunning, clear-span, column-free space.

Opposite Primitivo, Isaacs and Tattu restaurants

4,000 - 6,800sqft options



Oetails

STREET VIEW

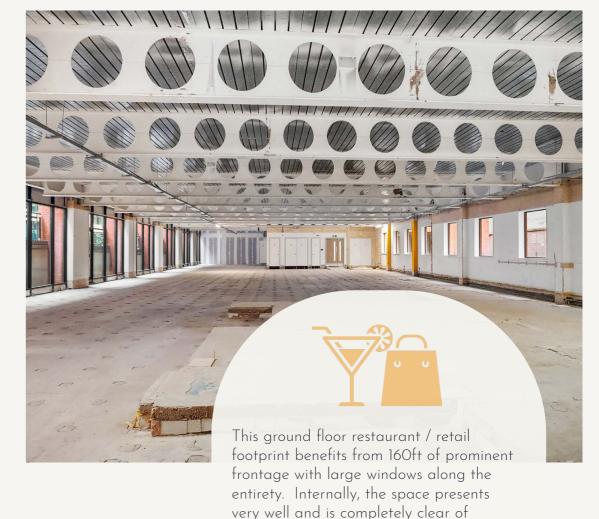


Click To View

FLOOR PLANS



Click To View



Space

 Gross Frontage. 	49m	161′
 Doors Entrance 	4.8m	16′
Built Depth.	15.8m	51′10
• Ground Floor Area.	632sqm	6,800sq

Basement

The space can be subdivided to present as little as 4,000sqft.

Basement provides 9 showers, changing rooms and space for 50 bikes in racks provided.

There are **26** car spaces, available by way of separate negotiation.

There is a plant room on the roof.

A new self-contained entrance will be created onto Barwick Street.

Opportunity

Leas

Available by way of an effective full repairing and insuring lease via service charge.

columns. The property will be leased in a

Rent

£215,000pax

shell condition.

Service Charge

Estimated at £6.13psf / £42,398pa.

Business Rates

To be assessed and subject to use. Currently, as office space, the rateable value is £156,378.

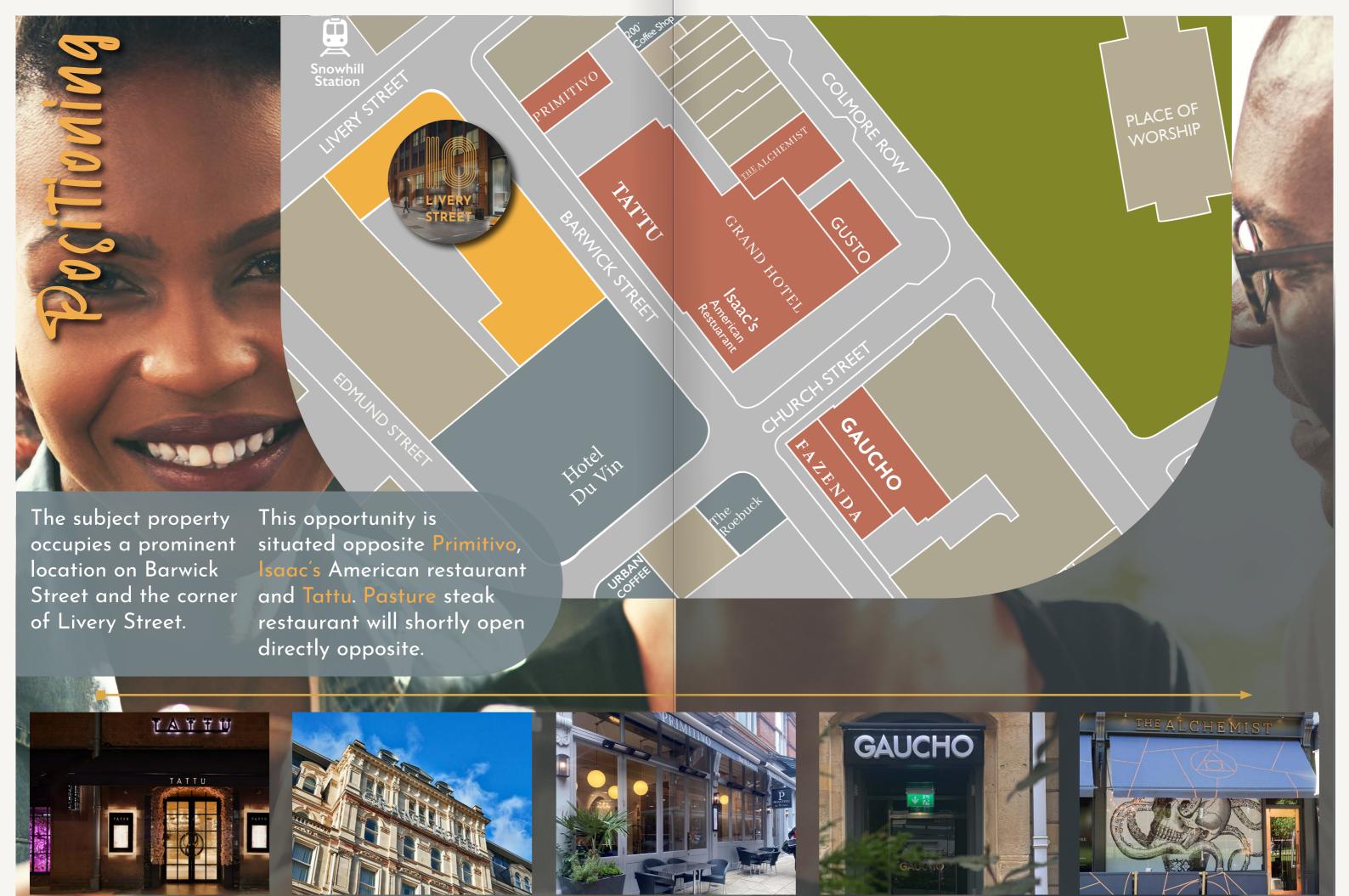
This suggests Rates Payable at £80,066 pa using the multiplier of .512.

The rent, service charge and rates are based on the 6.800saft option.

Sarvicas

The ground floor has the following services: **3** phase electric and gas are provided to the ground floor.





Tatu Restaurant, Barwick Street

Grand Hotel, Colemore Row

Primitivo, Barwick Street

Gaucho, Church Street

The Alchemist, Colemore Row

