

2ND FLOOR, 12-16 LAYSTALL STREET, EC1R 4PF

OFFICE TO LET 4,384 SQ FT

#### **HIGHLIGHTS:**

- Fully Fitted & Furnished
- 10 Person Boardroom
- Multiple Meeting Rooms
- Kitchen & Breakout Area
- Private Shower Facilities
- Roof Terrace
- Great Levels of Natural Light
- Manned Reception Entrance
- Secure Bike Storage
- Building Shower & Locker Facilities
- Peloton Studio Due to Complete in Q1 2022

### **WE ARE OFFICES**



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BARBIC

St. Paul's Cathedra

#### **LOCATION:**



Located a short walk from Exmouth Market, the building is perfectly situated to take advantage of an array of retail, restaurants and bars in the local area.

The building is a short walk from Chancery Lane Station (7 mins) and Farringdon Station (6 mins), which will further be enhanced with the opening of the Elizabeth line in due course.

#### **DESCRIPTION:**



The office offers a plug & play solution for occupiers and is fitted to a high specification with a combination of open plan desking and meeting/boardrooms. There is a high specification kitchen and breakout area and also private shower facilities on the floor.

The building benefits from a manned reception entrance, secure bike storage and further shower and locker facilities.

### TERMS:

Royal Opera House

Royal Courts of Justice



Available by way of an assignment or flexible sublease until May 2023.

FARRINGDON

Fabric London

A new, longer lease is also available direct with the landlord.

#### EPC:



The building has an EPC rating'C'

#### **VIRTUAL TOUR:**

HOLBORN

Deloitte 2NSS



Click here to view virtual tour

#### **FLOOR AREAS & OUTGOINGS**

Floor	Size (sqft))	Quoting Rent	Service Charge	<b>Business Rates</b>	<b>Total</b> (pa)	Total (pcm)
2nd	4,384	£50.00	£6.11	£16.98	£320,427	£26,702

#### **VIEWINGS**

#### Strictly through appointment by sole agents:

George Marment

Email: gpm@makingmoves.london

Tel: 07551 158799 or 020 3595 3121

Phil Snowden

Email: ps@makingmoves.london

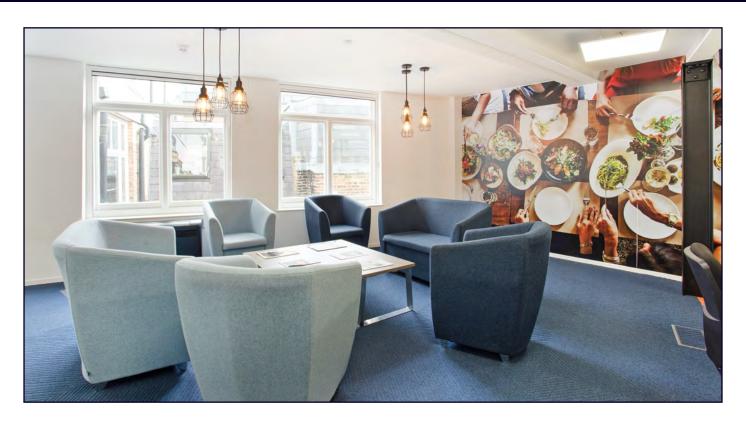
Tel: 07765 722626 or 020 3595 3121

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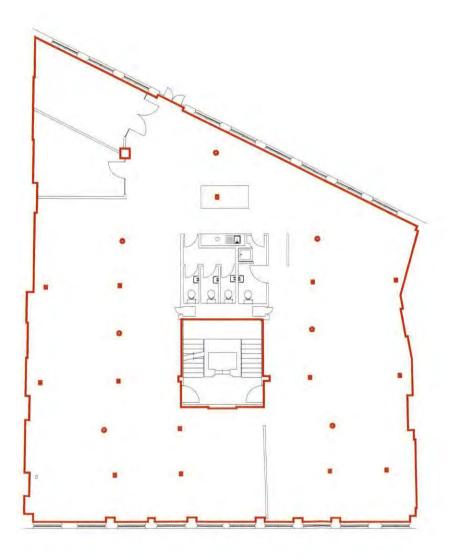




NB Responsibility is not accepted for errors made by others scaling from this drawing. All construction information should be taken from figured dimensions only









Scale - 1:200

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#### **HEAD OFFICE**

19 Willow Street London EC2A 4BH

#### **WEST END**

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