

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



**\*Preliminary details\***  
**9 ST CROSS STREET**  
**LONDON EC1**



**ATTRACTIVE RETAIL AND OFFICE BUILDING**  
**GROUND FLOOR AND BASEMENT WITH FRONTAGE A1 USE**  
**UPPER FLOOR OFFICES**  
**AVAILABLE SEPARATELY OR TOGETHER**



**LOCATION**

The property is located on the south side of St Cross Street, close to its junction with Hatton Garden. Farringdon and Chancery Lane stations are close by, providing access to the Metropolitan, Circle, Central and over ground lines. **There are a wide variety of shops and restaurants in the immediate vicinity.**

**ACCOMMODATION**

This attractive building is due to be refurbished and at this stage a prospective tenant can potentially influence some of the finishes. The premises are arranged over five floors having the following approximate floor areas:

Basement	325 sq ft
Ground floor	<u>280sq ft</u>
	<b>605 sq ft</b>
First floor	500 sq ft
Second floor	350 sq ft
Third floor	<u>355 sq ft</u>
	<b>1,205 sq ft</b>
<b>TOTAL</b>	<b>1,810 sq ft</b>

Available separately or together

**AMENITIES**

- \* Self-contained
- \* Window frontage
- \* 24 hour access
- \* Due to be refurbished

**LEASE**

New lease/s on terms by arrangement

**RENT**

£25,000.00 per annum exclusive for retail element  
£53,000.00 per annum exclusive for office floors  
**£78,000.00 per annum for whole building.**

**RATES**

RV £46,790

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**VIEWING**

By appointment through sole agents, Wiltshire Daniels

Contact Daniel Isaacs on 020 7529 5559  
email: [dbi@wiltshiredaniels.com](mailto:dbi@wiltshiredaniels.com)