

RESTAURANT UNIT TO LET

# 93A Charterhouse Street, Farringdon, London EC1M 6HL

LOCATION

93A Charterhouse Street, a fully fitted former Gaucho restaurant above offers a unique opportunity in the popular Farringdon. Situated in the heart of London's most exciting area, the building is surrounded by a fantastic array of offices and creative spaces and just a couple of minutes' walk from the new Farringdon Crossrail station – serving an estimated 22 million people per year. An estimated 209,000 office workers are located within a 10 minute walk of Farringdon Station

In addition, there's a huge number of cultural offerings on the doorstep, with the Barbican just moments away, together with the new Museum of London soon to open in the western Smithfield site opposite.

Nearby occupiers include Vinoteca, St John and Luca. The unit itself is arranged over Ground Floor with an option for storage in the basement.

The unit is fully-fitted and available as either short-term or long term lease.



ACCOMMODATION

The unit is arranged over ground floor with an option for storage in the basement and comprises the following Net Internal Areas:

Ground Floor	4,520 sq ft
Basement (storage)	1,900 sq ft

LEASE

The unit is available by way of a new effective FRI lease on terms to be agreed.

QUOTING RENT

On application

RATES PAYABLE

Interested parties are advised to make their own enquiries with the Local Authority.

TIMING

Available now.

LEGAL

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

**BRUCE  
GILLINGHAM  
POLLARD**

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## VIEWINGS

All appointments to view must be arranged via Bruce Gillingham Pollard. Please contact:

Victoria Broadhead  
07793 158 133  
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