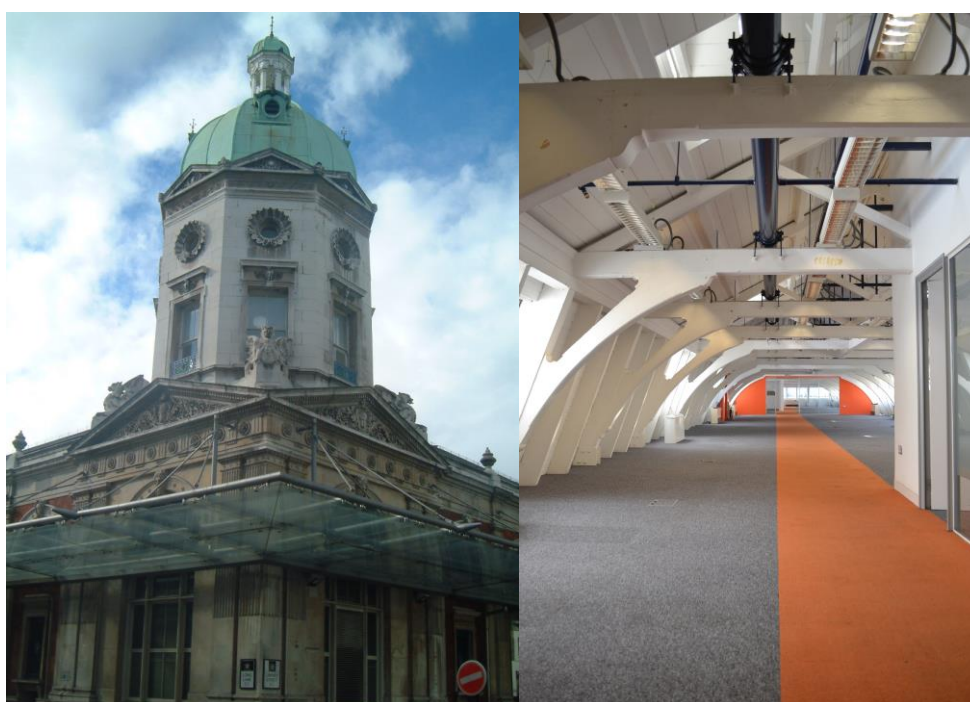




# SUITE D, 1 LINDSEY STREET, LONDON CENTRAL MARKETS, SMITHFIELD, EC1

## FITTED OUT OFFICES TO LET

### 7,070 SQ FT (656.90 SQ M)



### Location

Located on Lindsey Street just off its junction with Long Lane these offices are directly above Smithfield Market at its Eastern end. Farringdon (Circle, Metropolitan, Hammersmith and City and Thameslink), Barbican (Circle, Metropolitan and Hammersmith and City) and St Pauls (Central) are all within a short walking distance.

### Accommodation

The available accommodation comprises part of the second Floor as follows:-

Floor	Size, sq ft (sq m)
Second Floor	7,070 sq ft (656.90 sq m)
<b>TOTAL</b>	<b>7,070 sq ft (656.90 sq m)</b>

CITY / MIDTOWN / WEST END

Chartered Surveyors + Property Consultants

**Misrepresentation Act:** Kinney Green for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Kinney Green has the authority to make or give any representation or warranty whatever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.

## Amenities

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- Air Conditioning
- Entry phone
- 2 passenger lifts
- Fully accessible raised floor

## Lease

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A new lease is available by arrangement direct from The City of London Corporation.

## Possession

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Immediate on completion of legal formalities

## Rent, Rates and Service Charge

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Floor	Rent (per sq ft)	Rates (per sq ft)	Service Charge (per sq ft)
<b>Second Floor</b>	£37.50	£6.21	£8.80

## Viewings

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Strictly by appointment via the sole letting agents:-

NEIL WARWICK  
DDI: (020) 643 1531  
[n.warwick@kinneygreen.com](mailto:n.warwick@kinneygreen.com)

ISABEL PARKER  
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