



68 Long Lane, London, EC1A 9EJ

Location

The premises occupy a prime position opposite the Farringdon Elizabeth Line entrance. The premises are located close to numerous large scale office developments, the new location for the Museum of London and the proposed redevelopment of Smithfields Market. The area is popular with local and national operators including Brutto, Redemption Roasters, Subway, Kuromaya, Costa and Old Red Cow.

For a greater understanding of the location please review the following link: [Google Street View](#)

Description

The premises occupy an attractive single frontage and is arranged over ground floor and lower ground floor. The premises will be handed over in white box condition ready for ingoing operators fitout. The premises further benefit from additional space in the pavement vaults.

The approximate gross internal areas are as follows;

Ground Floor	166 sq ft	15.4 sq m
Basement	162 sq ft	15.1 sq m
Vault	65 sq ft	6 sq m
Total	393 sq ft	36.5 sq m

Term

The premises are available by way of a new FRI lease to be held outside the L&T 1954 Act.

Rent

Rental offers in the region of £42,500 pax will be considered.

Business Rates

Rates to be assessed following the completion of works. Interested parties are recommended to make their own enquiries with the VOA.

Planning

The premises benefit from E Class Use (A3).

Further Details

An EPC can be provided upon request. Unless otherwise stated, each party is to bear its own legal costs and possession will be available upon completion of legal formalities. VAT is applicable.

Viewing is strictly by prior appointment with joint sole agent Davis Coffery Lyons or Nash Bond: dcl.co.uk/nashbond.co.uk

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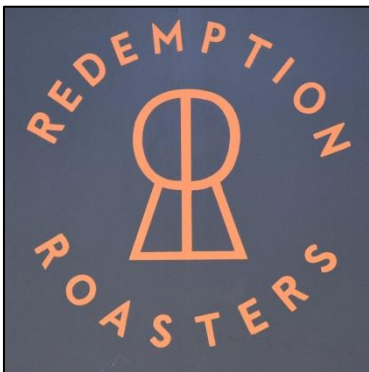
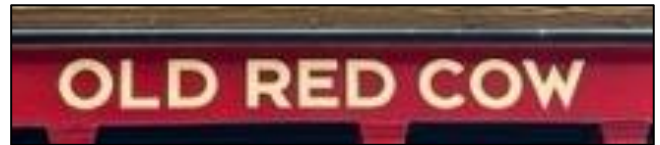
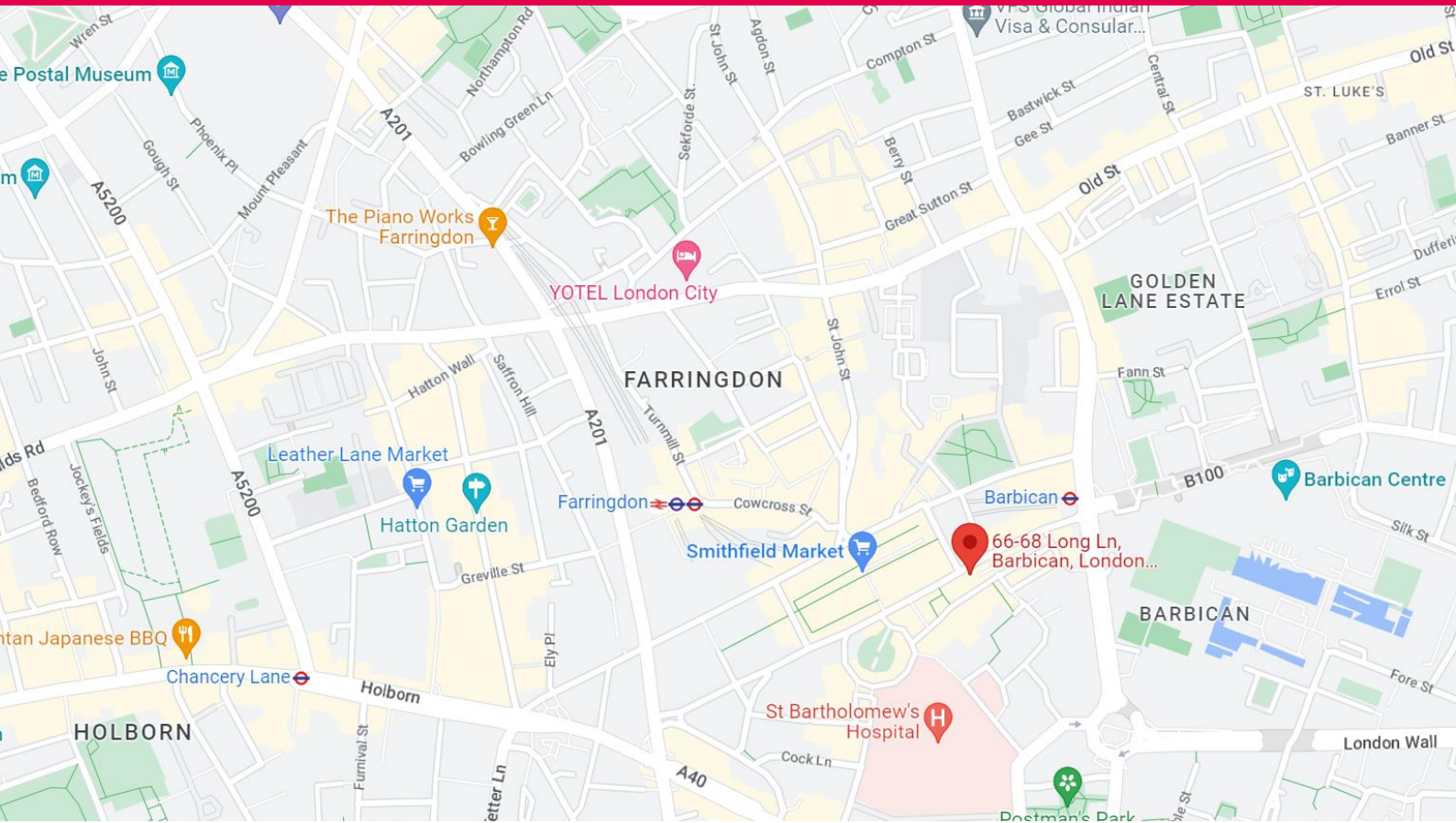
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NEW LEASE – LONG LANE, BARBICAN EC1

390 SQ FT E CLASS OPPORTUNITY



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