# BOUNDARY HOUSE

## 91-93 CHARTERHOUSE STREET

4,052 - 8,668 SQ FT

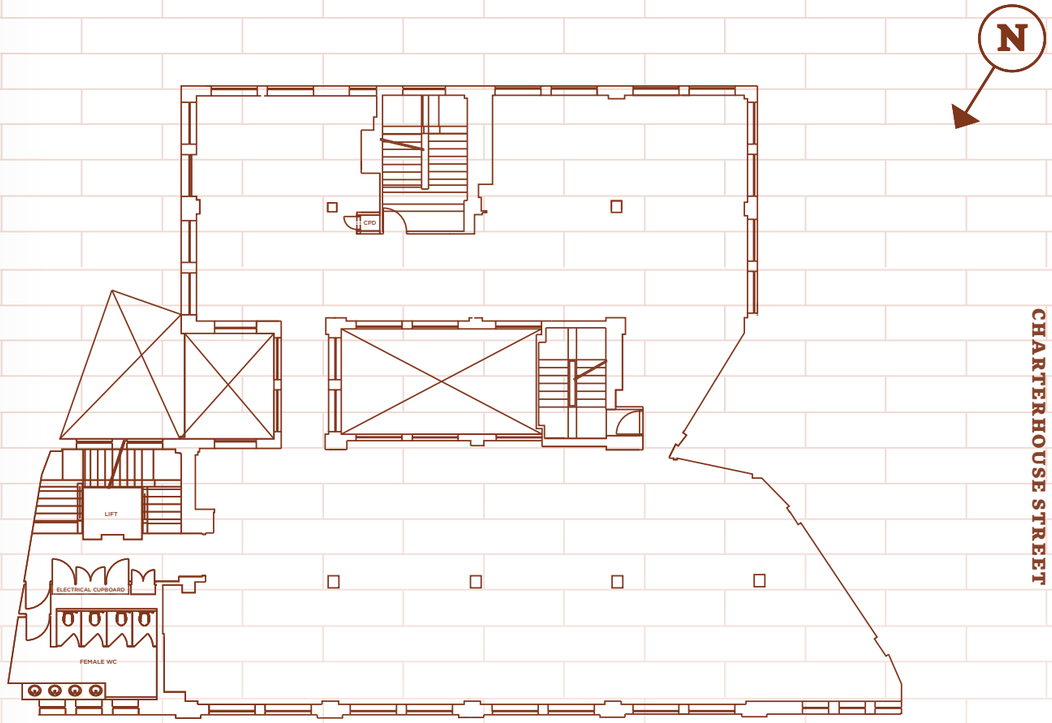
LONDON EC1

# WORK PLACE WITH SPACE.

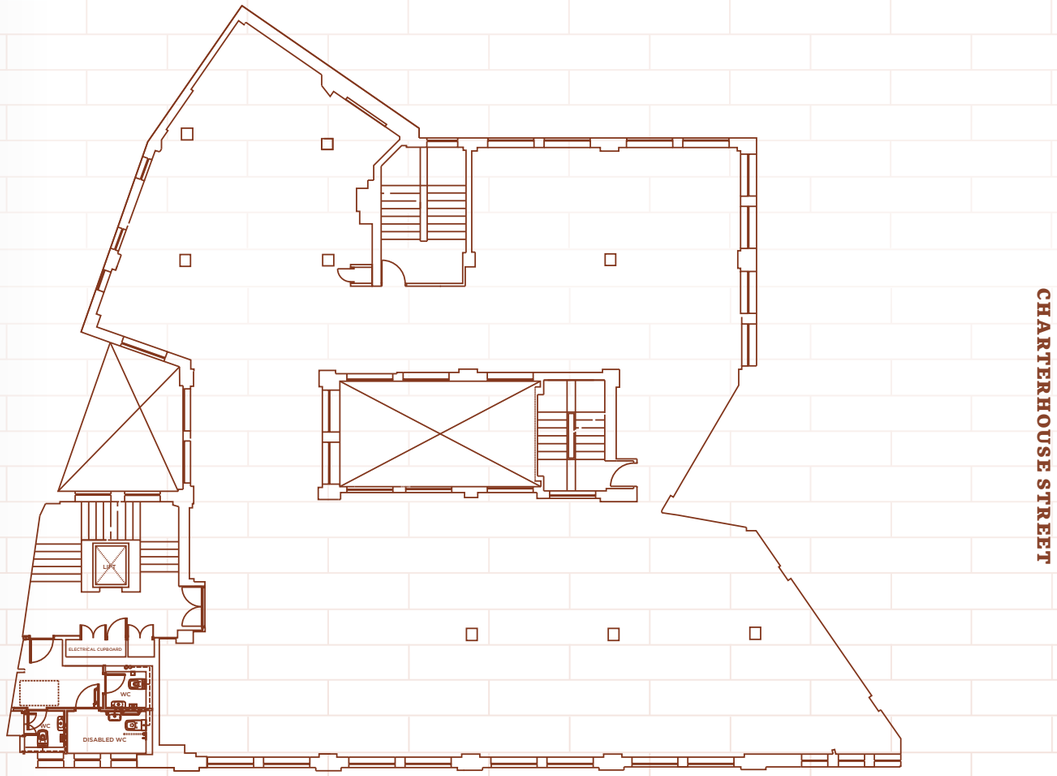
The 2nd and 4th floors offer a space of exceptional quality, with a feature light atrium enhancing the natural light, brand new fixtures and fittings, and pleasant views across Smithfield Market. Occupiers have use of a large roof terrace providing panoramic views across the Capital.

- New metal tile raised floor
- Commissionaire
- New air conditioning
- Stunning communal roof terrace
- Passenger lift
- Refurbished WCs
- Bike racks & shower facilities
- New LED strip lighting
- EPC rating B (48)

# FLOORPLANS.



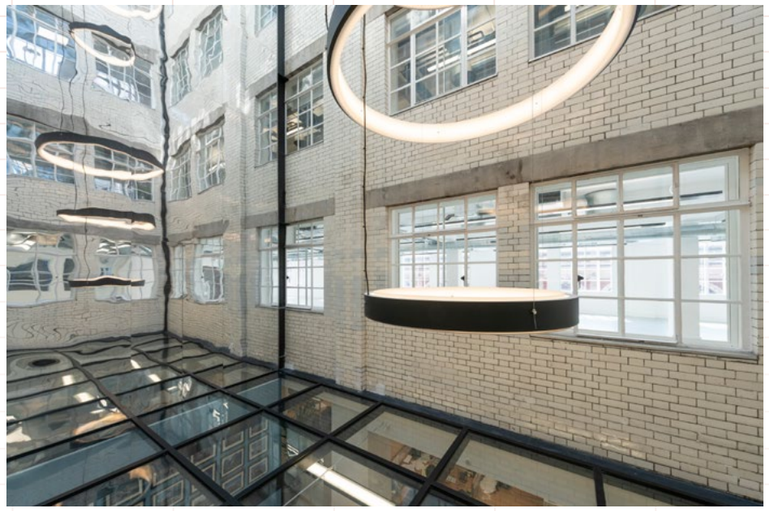

4TH FLOOR – 4,052 SQ FT




2ND FLOOR – 4,616 SQ FT

# A NEW OPPORTUNITY.

Boundary House is an attractive 1930s building located in a dynamic and superbly connected part of Central London. The building recently underwent a high quality, comprehensive refurbishment to Cat A standard, with contemporary interiors and light-filled spaces.

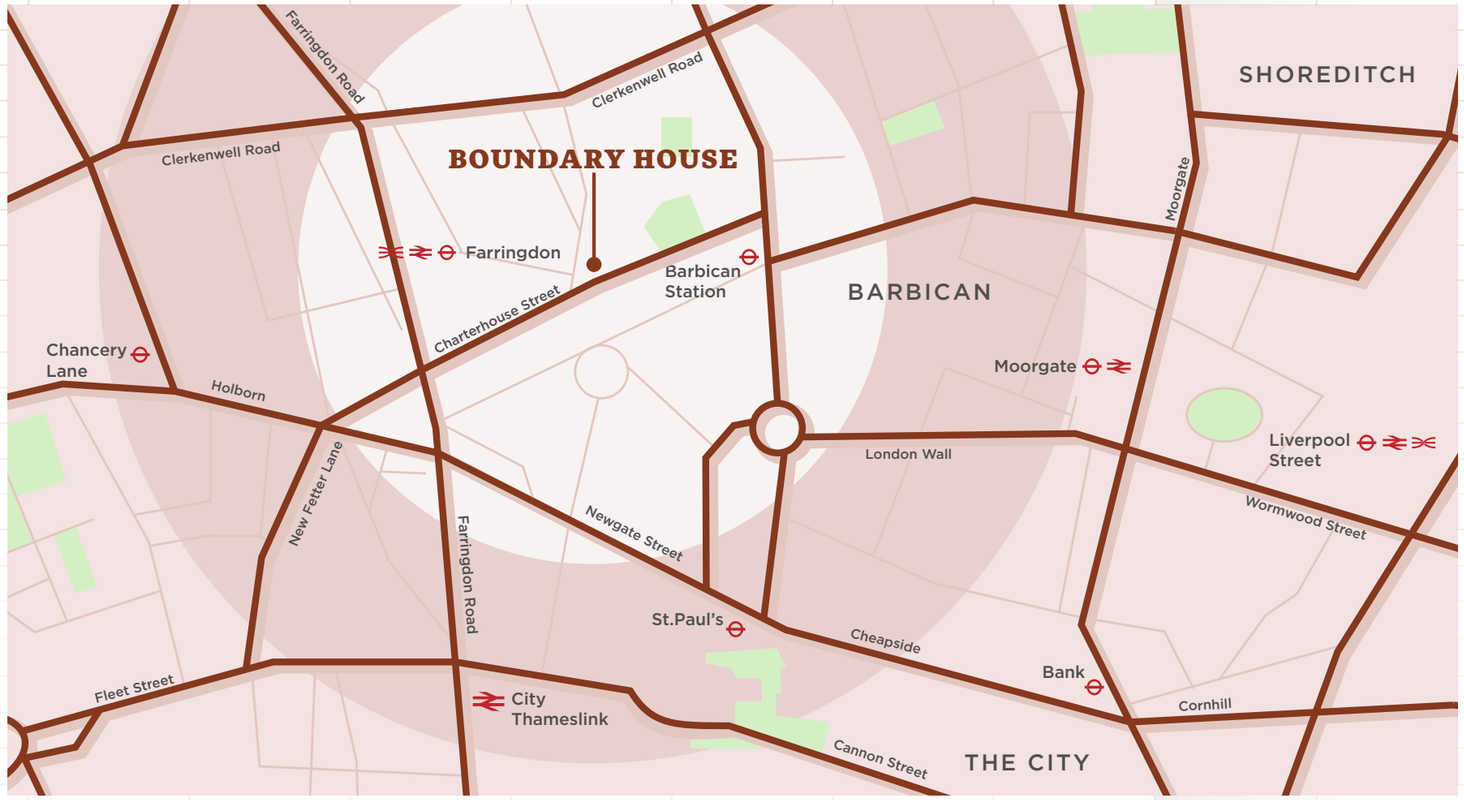


# UNRIVALLED CONNECTIONS.

Boundary House is situated in the Smithfield area of Central London, close to the City, Clerkenwell, Farringdon (National Rail, Elizabeth line, Metropolitan, Circle and Hammersmith & City lines) and Barbican (Metropolitan, Circle and Hammersmith & City lines).

With the Elizabeth line opening at Farringdon in autumn 2019, it will become one of the busiest stations in the UK, connecting with Thameslink and the London Underground to provide links to outer London, the City, Canary Wharf and three London airports.

The area is also home to a plethora of popular and well-known restaurants, coffee houses, bars and boutique shops, as well as green spaces in which to relax and escape from the buzz of London life and work.



+5 mins walking

+10 mins walking

+15 mins walking

**3** Mins — Farringdon

**4** Mins — Barbican

**10** Mins — Chancery Lane

**18** Mins — Bank

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