

# WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

## PRELIMINARY DETAILS

**48-54 MOORGATE LONDON EC2R 6EJ**  
**MODERN OFFICES TO LET (NO VAT)**  
**2,240 sq ft**  
**AVAILABLE MARCH 2014**



- **Offices on second floor**
- **New effectively full repairing and insuring leases available for terms to be agreed.**

[www.whitedrucebrown.com](http://www.whitedrucebrown.com)

**020 7467 5997**

Fax 020 7224 5212

**Location:** This prominent property is situated on the east side of Moorgate close to its junction with London Wall and therefore benefitting from excellent retail facilities and transport links with Bank, Moorgate and Liverpool Street stations within easy walking distance.

**Accommodation:** The accommodation, which will be vacant in March 2014, provides the following Net Internal Floor Areas:

Second Floor 2,240 sq ft

**Amenities:** Manned Reception with 24 hrs access  
Comfort cooled  
Raised Floors  
Metal tiled suspended ceilings with inset lighting  
2 Passenger lifts  
Excellent natural light

**Terms:** The accommodation is available on new lease terms at a rent of £35 psf.

**Service Charge:** Estimated at £15.50 psf

**Rates 20013/14:** Second Floor £29,450 per annum (£62,000 RV @ £0.475)

**VAT:** The building is not elected for VAT



**Viewing:** Contact James Baker at sole agents White Druce & Brown.  
Email: jamesbaker@whitedrucebrown.com