

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)

2,248 sq ft (IPMS 3) / 2,219 sq ft (NIA)

AVAILABLE NOVEMBER 2016



Offices on Third Floor

New effectively fully repairing and insuring lease available direct from the freeholder on terms to be agreed.

www.whitedrucebrown.com

020 7467 5997

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- 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 November 2016, provides the following Net Internal Floor Area:
- Third Floor: 2,219 sq ft
- Amenities:** Manned Reception with 24 hours access
- Comfort Cooled
- Raised Floors
- Metal tiled suspended ceilings with inset lighting
- Two passenger lifts
- Excellent natural light
- Terms:** The accommodation is available on new lease terms at a rent of £44.50 psf.
- Service Charge:** Estimated at £18.22 psf
- Rates 2016/2017:** Third Floor £26,900 per annum (£53,500 RV @ £0.502)
- VAT:** The building is not elected for VAT.



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