

# WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

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

## PRELIMINARY DETAILS

## ECONOMICAL OFFICES TO LET

**48 – 54 MOORGATE, LONDON, EC2R 6EL**

**1,265 SQ.FT. – 7,592 SQ.FT.  
ONLY £37.50 P.S.F. PER ANNUM EXCLUSIVE**



- \* Bright Flexible Floor Plates
- \* Air Conditioning
- \* Raised Floors
- \* Metal Tiled Suspended Ceiling
- \* Flexible Lease Term Direct from the Landlord
- \* Economical Rental
- \* No VAT on Rent

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

**020 7467 5997**

Fax 020 7224 5212

THESE DETAILS ARE BELIEVED TO BE ACCURATE BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

**Terms**

<b>Floors</b>	6 <sup>th</sup>	1,265 sq.ft.	117.52 m <sup>2</sup>
	5 <sup>th</sup>	1,885 sq.ft.	175.12 m <sup>2</sup>
	4 <sup>th</sup>	2,185 sq.ft.	202.99 m <sup>2</sup>
	3 <sup>rd</sup>	<u>2,240 sq.ft.</u>	<u>208.10 m<sup>2</sup></u>
		7,575 sq.ft.	703.73 m <sup>2</sup>

**Lease** New flexible lease terms direct from the landlord.

**Rent** £37.50 p.s.f. p.a.x.

**Rates** £17.75 p.s.f. approx.

**Service Charge** £13 p.s.f. approx.

**Legal Costs** Each party to bear their own legal costs.

**Viewing** Strictly by prior appointment with **IAN FRANKLIN – 0777 5516 540**