

**WHITE DRUCE
& BROWN**

PROPERTY CONSULTANTS

12 Melcombe Place, Marylebone, London, NW1 6JJ Tel 020 7467 5997 Fax 020 7224 5212

www.whitedrucebrown.com

PRELIMINARY DETAILS

**ECONOMINAL REFURBISHED CAT "A" OFFICES
TO LET**

48 – 54 MOORGATE, LONDON, EC2R 6EJ

**1,265 SQ.FT. – 5,390 SQ.FT.
ONLY £47.50 P.S.F. PER ANNUM EXCLUSIVE**



- * **Category "A" Refurbishment**
- * **Bright Flexible Floor Plates**
- * **6th Floor Has a Small Terrace**
- * **Air Conditioning**
- * **Raised Floors (3rd and 5th)**
- * **Metal Tiled Suspended Ceiling**
- * **Flexible Lease Term Direct from the Landlord**
- * **Economical Rental/No VAT on Rent**

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

Terms

Floors	6 th	1,265 sq.ft.	117.52 m ²
	5 th	1,885 sq.ft.	175.12 m ²
	3 rd	<u>2,240 sq.ft.</u>	<u>208.10 m²</u>
		5,390 sq.ft.	500.74 m ²

Lease New flexible lease terms direct from the landlord.

Rent £47.50 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**

