

**WHITE DRUCE  
& BROWN**

PROPERTY CONSULTANTS

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

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

**ECONOMINAL OFFICES  
TO LET  
RECENTLY REFURBISHED AND FITTED TO CAT "A/B"**

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

**1,265 SQ.FT. – 5,690 SQ.FT.**

**RENTS FROM £52.50 P.S.F PAX - FITTED SPACE £65.00 P.S.F PAX**

(5<sup>th</sup> Floor – Fitted)



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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.



(5<sup>th</sup> Floor Fitted)

- \* **Category “A/B” Refurbishment**
- \* **2<sup>nd</sup> & 6<sup>th</sup> Floors Fitted/Plug & Play**
- \* **Plug & Play Option Available on the 2nd Floor**
- \* **Bright Flexible Floor Plates**
- \* **6<sup>th</sup> Floor Has an Outside Terrace**
- \* **Commissionaire (Limited Hours)**
- \* **Air Conditioning**
- \* **Raised Floors (5<sup>th</sup>)**
- \* **Metal Tiled Suspended Ceiling**
- \* **Flexible Lease Term Direct from the Landlord**
- \* **Economical Rental**
- \* **No VAT on Rent**

## Terms

|               |                           |                         |                                 |                |
|---------------|---------------------------|-------------------------|---------------------------------|----------------|
| <b>Floors</b> | 6 <sup>th</sup>           | 1,265 sq.ft.            | 117.52 m <sup>2</sup>           |                |
|               | <del>5<sup>th</sup></del> | <del>1,885 sq.ft.</del> | <del>175.12 m<sup>2</sup></del> | <b>Now Let</b> |
|               | 4 <sup>th</sup>           | 2,185 sq.ft.            | 202.99 m <sup>2</sup>           |                |
|               | 2 <sup>nd</sup>           | <u>2,240 sq.ft.</u>     | <u>208.10 m<sup>2</sup></u>     |                |
|               |                           | 5,690 sq.ft.            | 528.61 m <sup>2</sup>           |                |

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

**Rent** £52.50 - £65.00 p.s.f. p.a.x.

**Rates** £17.75 p.s.f. approx.

**Service Charge** £16.00 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**