

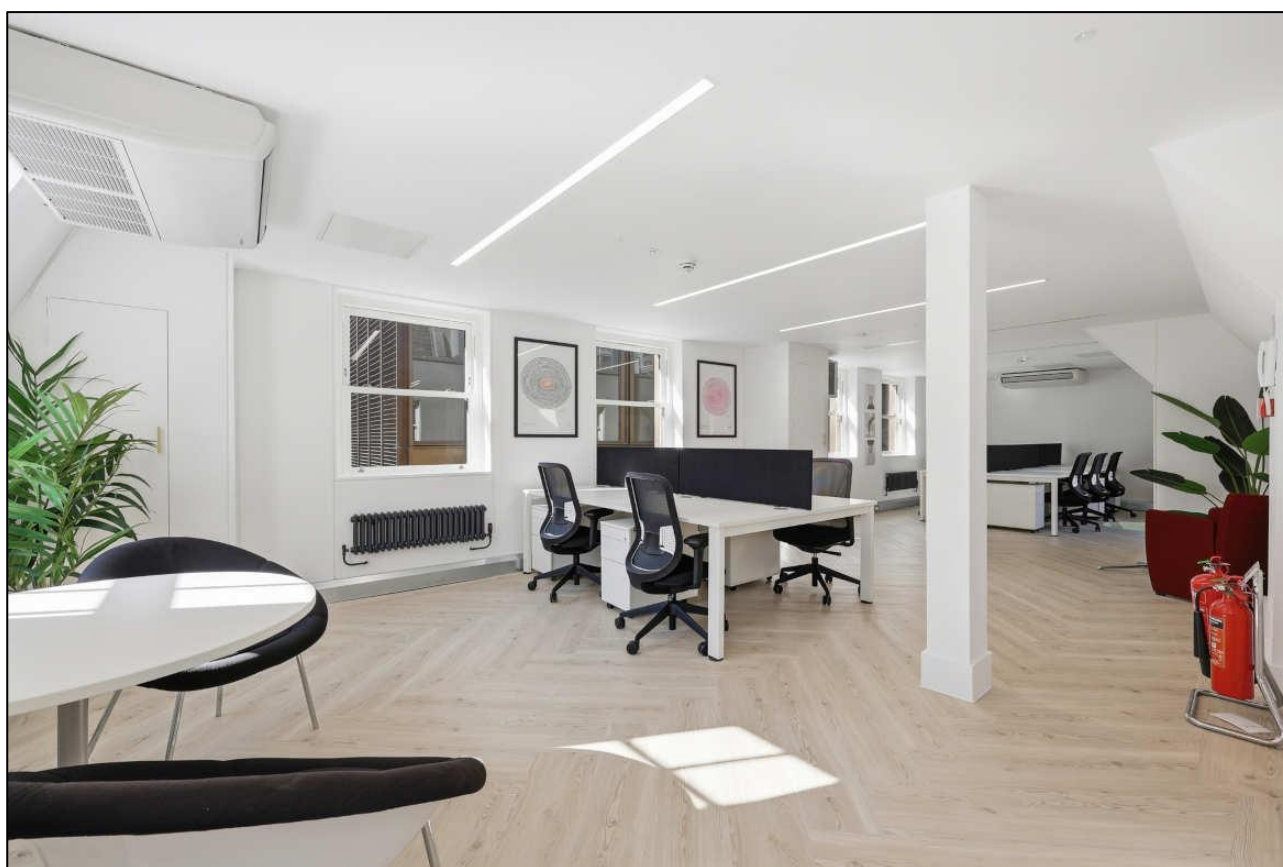
Office Space

685 – 1,750 sq. ft.

Devonshire Square office space, moments from Liverpool Street Station

TO LET

2 Devonshire Square, London EC2M 4UJ



LOCATION

The building is set within Devonshire Square, just a short walk from Liverpool Street Station, offering superb connectivity to Central London and the surrounds. There are a wealth of eating and drinking establishments on the doorstep as well as an array of alternative leisure opportunities.

TRANSPORT

Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines, Overground and National Rail)

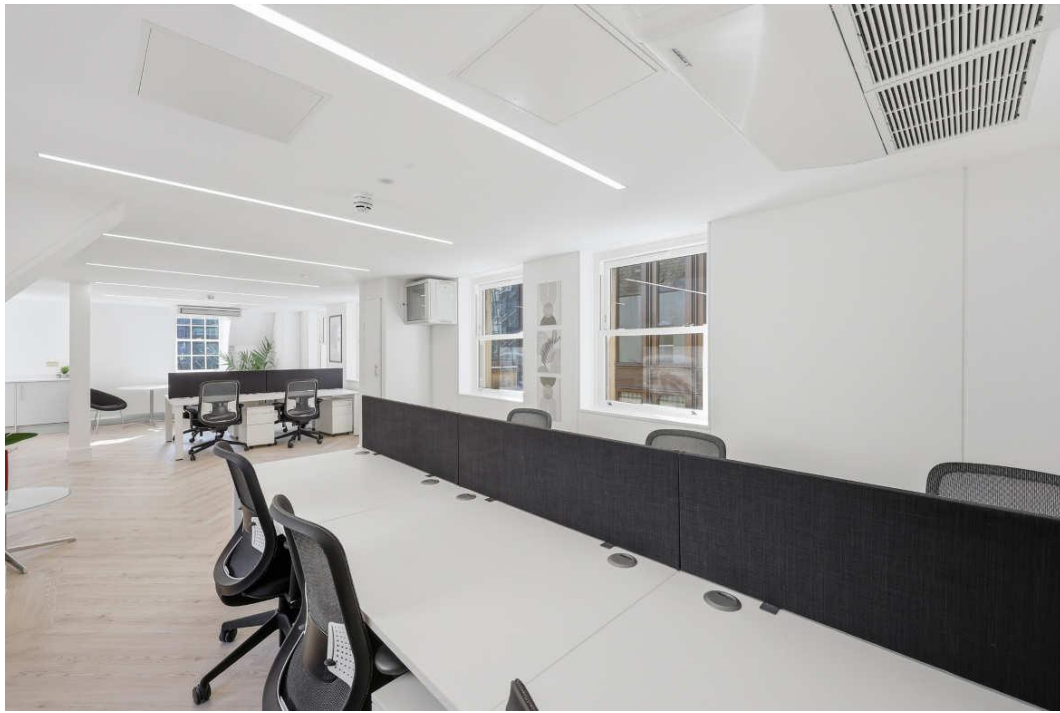
Aldgate (Circle and Metropolitan lines)

Aldgate East (District and Hammersmith & City lines)

Moorgate (Circle, Elizabeth, Hammersmith & City, Metropolitan and Northern lines and National Rail)

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

Two floors available within a stunning period building with 24-hour access & passenger lift.

Fourth Floor – Refurbished floor providing:

- 10 x new desks & chairs in situ
- New fitted kitchen with break out area
- Air conditioning & central heating
- New LED lighting
- New herringbone LVT flooring
- New perimeter trunking system with power & data cabling
- New double-glazed windows
- Demised W/C

Third Floor – Un-refurbished floor providing:

- Open plan unfurnished office space
- Large board room / private office
- Fitted kitchenette
- Air conditioning & central heating
- Suspended ceiling with LED lighting
- Carpet floor covering
- Demised W/C

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fourth	685	63.64
Third	1,065	98.94
Total	1,750	162.58

Floors are available together or separately.

LEASE

New lease/s are available direct from the landlord, for a term by arrangement.

RENT

Floor	Per Annum	Per sq. ft.
Fourth	£40,000	£58.39
Third	£48,000	£45.07
Total	£88,000	£50.29

SERVICE CHARGE & INSURANCE

Floor	Per Annum	Per sq. ft.
Fourth	£7,946	£11.60
Third	£12,354	£11.60
Total	£20,300	£11.60

BUSINESS RATES

Floor	Per Annum	Per sq. ft.
Fourth	£8,840.00	£12.91
Third	£16,023.00	£15.05
Total	£24,863.00	£14.21

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Annum	PCM
Fourth	£56,786.00	£4,732.17
Third	£76,377.00	£6,364.75
Total	£133,163.00	£11,096.92

VAT

The property is elected for VAT.

PLEASE CONTACT

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