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)

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it's getting hot in here









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 seperatly.

LEASE

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

RENT

Floor	Per Annum	Per sq. ft.
Fourth	£32,000.00	£46.72
Third	£63,367.50	£59.50
Total	**£95,367.50**	**£54.50**

SERVICE CHARGE & INSURANCE

Floor	Per Annum	Per sq. ft.
Fourth	£7,946.00	£11.60
Third	£12,354.00	£11.60
Total	**£20,300.00**	**£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	£48,786.00	£4,065.50
Third	£91,744.50	£7,645.38
Total	**£140,530.50**	**£11,710.88**

VAT

The property is elected for VAT.

PLEASE CONTACT

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