Est. 1955
Tarn &Tarn

TO LET



4th Floor - Coopers Hall, 13 Devonshire Square

City, London, EC2M 4TH

Period Character Office Suite in the Heart of EC2

272 sq ft
(25.27 sq m)

- Prestigious Devonshire Square location
- Moments from Liverpool Street Station
- Excellent natural light throughout
- Attractive period building
- Open Plan Layout
- Additional meeting room available by arrangement

53 Commercial Street, Spitalfields,
London E1 6BD
020 7377 8989

tarn-tarn.co.uk

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Summary

Available Size	272 sq ft
Rent	£60 per sq ft
Business Rates	N/A
Service Charge	£5,122 per annum Inclusive of utility bills (gas, electricity, water), cleaning, wifi, building service charge and building insurance
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry







Description

An attractive office suite situated on the fourth floor of Coopers Hall, a characterful period building in the heart of Devonshire Square. The accommodation is presented in good condition throughout and benefits from excellent natural light, predominantly open-plan workspace, a separate meeting room, kitchenette facilities and attractive period features. Occupiers benefit from shared WC facilities within the building, with shower facilities available within the male bathroom. An additional meeting room is also available by separate arrangement. Coopers Hall provides a manned entrance hall and a professional working environment, conveniently located moments from Liverpool Street Station and Spitalfields Market.

Location

Situated within Devonshire Square, the property sits at the heart of the City Fringe — moments from Liverpool Street Station and Spitalfields Market. The area offers a vibrant mix of office occupiers, restaurants, cafés and retail, attracting a strong professional and creative workforce. The campus-style estate features landscaped courtyards and independent food operators, while excellent transport links via Liverpool Street, Aldgate and Shoreditch High Street stations provide easy access across London and beyond.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service charge	Total month	Total year
4th	272	25.27	£16,320 /annum	£5,122 /annum	£1,786.83	£21,442
Total	**272**	**25.27**			**£1,786.83**	**£21,442**

Viewings

Strictly by appointment only

Terms

A new flexible Sublease to be contracted Outside the LTA Act 1954

Viewing & Further Information

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Tarn & Tarn endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.
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