



12 OLD JEWRY

OLD JEWRY, LONDON EC2R

RIB

ROBERT IRVING BURNS



TO LET

SELF-CONTAINED GROUND AND LOWER GROUND FLOOR PREMISES IN CORE CITY LOCATION

DISPOSAL OF LEASE PERMITTING A2 PART B PROFESSIONAL SERVICES

ALTERNATIVE CLASS E USES MAY BE CONSIDERED - SUBJECT TO DEED OF VARIATION AND LANDLORD CONSENT

10,260 SQ.FT



ABOUT THIS SPACE

The available accommodation is prominently positioned on the famous Old Jewry, surrounded by a strong mix of well-known banks, bars and restaurants. The premises are arranged over ground and lower ground floors and are currently occupied as a visa office.

The property benefits from comfort cooling throughout (not tested), a disabled access lift, an internal stairwell connecting both floors, and a staff kitchen located to the rear of the lower ground floor.



A VIBRANT LIFESTYLE DESTINATION

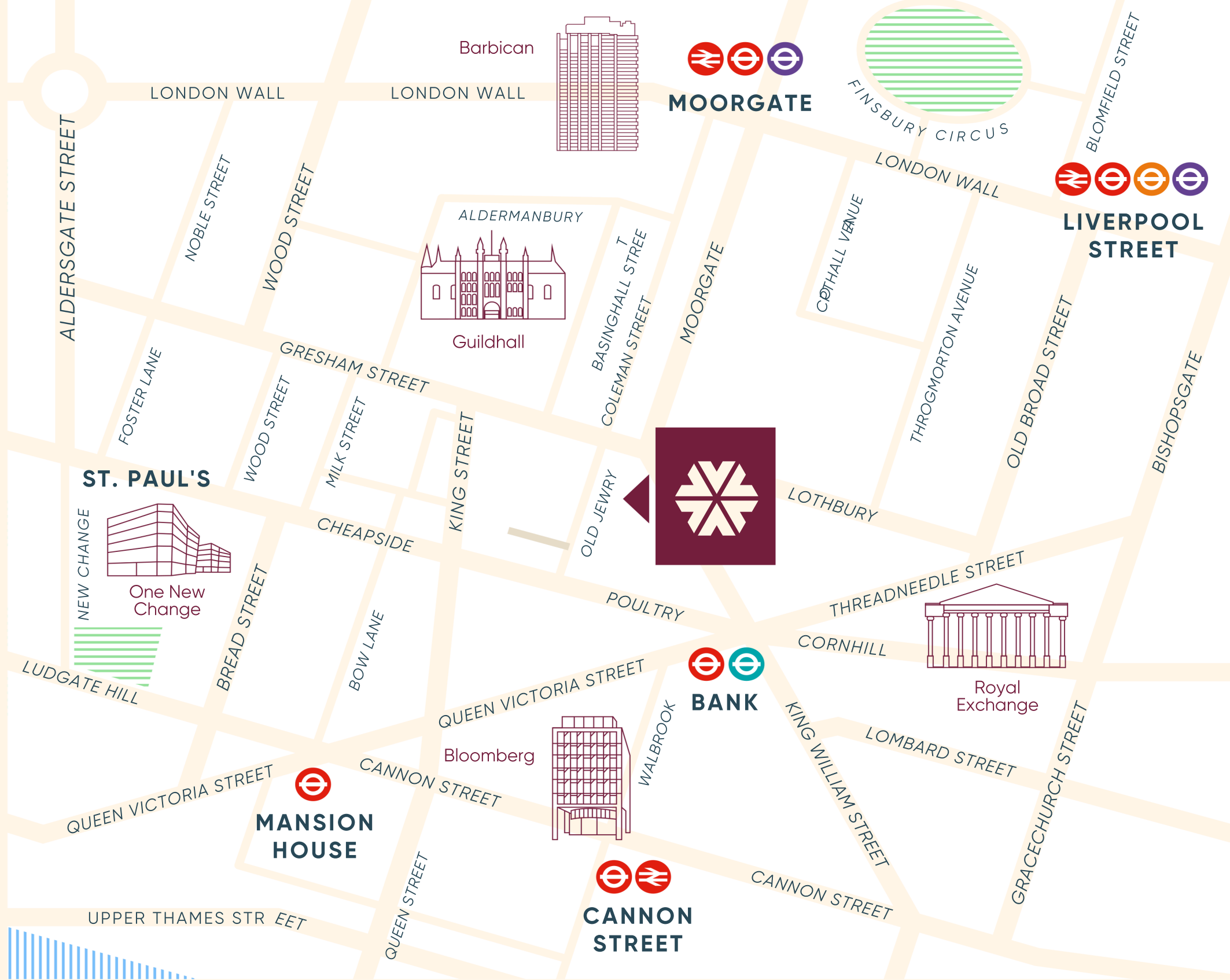
The building offers a prestigious and historic City address, ideally suited to occupiers seeking modern, efficient workspace in a highly accessible and well-established business location.

The location benefits from excellent transport connectivity, with Bank, Moorgate, and Liverpool Street stations all within a short walk, providing access to the Central, Northern, Elizabeth, and DLR lines.

Old Jewry itself is an attractive, characterful street linking Cheapside and Gresham Street, surrounded by an array of high-quality amenities including cafés, restaurants, gyms, and retailers.

- 02 **BANK**
- 04 **CANNON STREET**
- 05 **STPAUL'S**
- 06 **MOORGATE**

Walk times from the building.



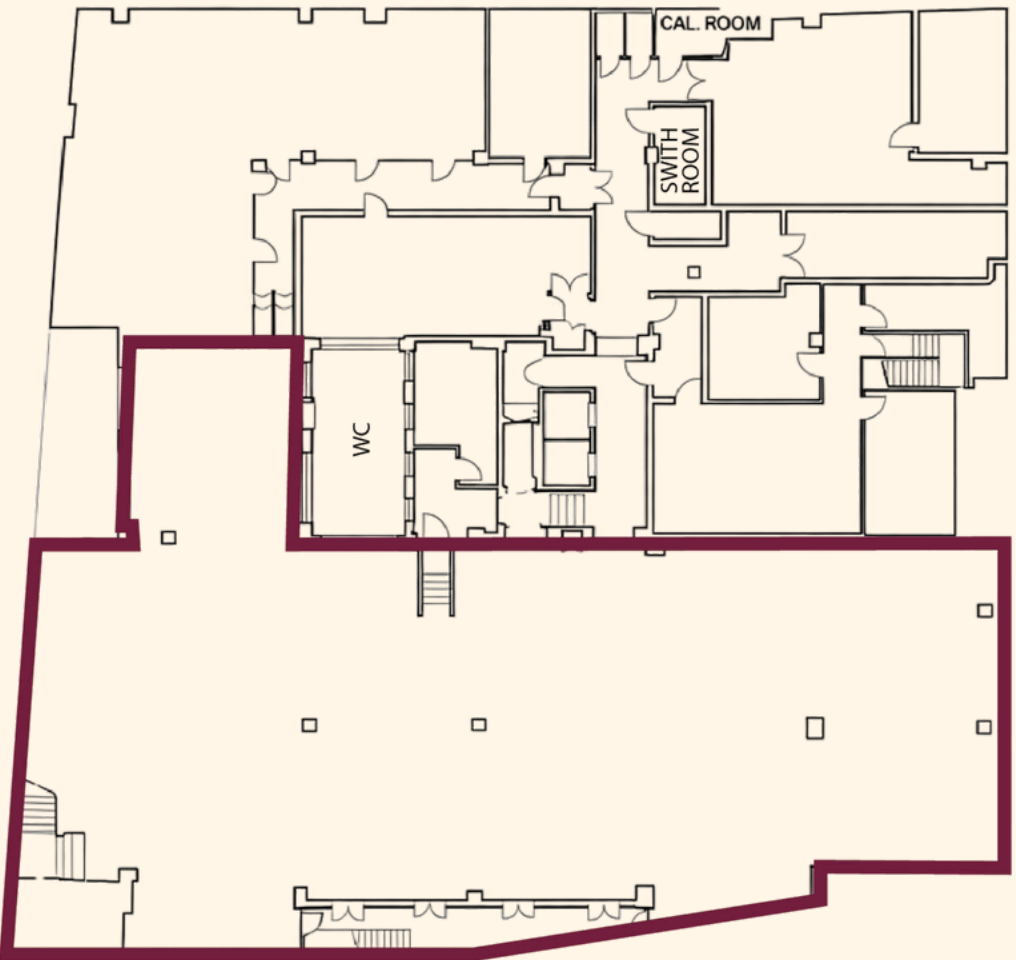
FINANCIALS

FLOOR PLANS

NOT TO SCALE

	TOTAL
Total Size (sq.ft.)	10,260
Passing Rent (p.a.) excl.	£330,000
Service Charge	£15,720
Estimated Rates Payable (p.a.)	£94,585
Estimated Occupancy Cost excl. (p.a.)	£440,305

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



LOWER GROUND FLOOR



GROUND FLOOR

LEASE

Option 1: Assignment of the existing lease dated 24th January 2012 outside of the landlord and tenant act 1954, for a term until 31st January 2032. There are rent reviews 24th January, 2017, 2022, 2027.

Option 2: Sub-lease for term to be agreed directly with the existing tenant. To be granted outside of the landlord and tenant act 1954.

Option 3: A new lease direct with the landlord outside of the landlord and tenant act 1954 - subject simultaneous surrender of the existing lease.

Premium: A premium is sought for the benefit of the lease. Please speak to a member of the team for further information.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

TBC

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

WWW.RIB.CO.UK

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