



4th Floor - Coopers Hall, 13 Devonshire Square

City, London, EC2M 4TH

Prime City Fringe Office

272 sq ft

(25.27 sq m)

- Prestigious Devonshire Square location
- Moments from Liverpool Street Station
- Excellent natural light throughout
- Attractive period building
- Predominantly open-plan layout
- Additional meeting room available by arrangement

4th Floor - Coopers Hall, 13 Devonshire Square, City, London, EC2M 4TH

Summary

Available Size	272 sq ft
Rent	£91.91 per sq ft Inclusive of service charge, buildings insurance & utility bills
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

An attractive self-contained office suite situated on the fourth floor of the highly sought-after 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. Shared WC facilities are available within the building, with shower facilities located within the male bathroom. Occupiers will also have access to an additional meeting room by separate arrangement. Coopers Hall offers an impressive manned entrance hall and provides a professional working environment moments from Liverpool Street Station and Spitalfields Market.

Location

Situated within the heart of Devonshire Square, the property occupies a highly sought-after City fringe location moments from Liverpool Street Station and Spitalfields Market. The area is renowned for its vibrant mix of office occupiers, restaurants, cafés and retail amenities, attracting a strong professional and creative workforce throughout the week. Devonshire Square itself provides a unique campus-style environment with landscaped courtyards, independent food operators and excellent nearby amenities. The property benefits from exceptional connectivity via Liverpool Street, Aldgate and Shoreditch High Street stations, providing access across London and beyond. Surrounding occupiers include a mix of technology, finance, media and creative businesses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
4th	272	25.27	£25,000 /annum Inclusive of SC, Utility, B.I	Available
Total	272	25.27		

Viewings

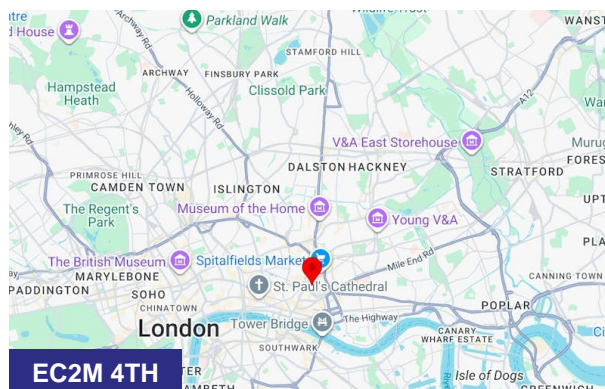
Strictly by appointment only

Terms

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

VAT

Applicable



Viewing & Further Information

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