



kinneygreen

property details

www.kinneygreen.com

43 LONDON WALL LONDON EC2

1st Floor Offices To Let 1,276 sq ft (118.5m) approx



Location: The property is located on the south side of London Wall close to the junction with Moorgate. Communications are excellent with **Moorgate** (Main Line, Thames link, Circle, Metropolitan, Hammersmith & City and Northern line) and **Liverpool Street** (Main Line, Metropolitan, Circle, Hammersmith & City) being within easy walking distance.

Accommodation: 1st floor: 1,276 sq ft (118.5 m) approx.

Amenities: Air-conditioning/ Raised floor
6 person passenger lift
Suspended ceiling
24 hour access

CITY / MIDTOWN / WEST END

Chartered Surveyors + Property Consultants

Misrepresentation Act: Kinney Green for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Kinney Green has the authority to make or give any representation or warranty whatever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.



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- Lease:** By arrangement.
- Rent:** **£47.50 per sq ft** per annum exclusive.
- Rates:** **£17 per sq ft pa (2020/21).**
- Service Charge:** **£14 per sq ft pa (estimated)**
- Possession:** Immediate.
- EPC** E-125
- Viewing:** Strictly by appointment through sole agents **Kinney Green:**

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