

1,228 SQ FT OF PRIME OFFICE ACCOMMODATION AVAILABLE

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PARTY BOOKIN



# ACCOMMODATION

4<sup>th</sup> Floor: 287 sq ft (26m<sup>2</sup>) 2<sup>nd</sup> Floor: 941 sq ft (87m<sup>2</sup>)

#### LEASE

A new lease is available for a term by arrangement.

#### RENT

4<sup>th</sup> - £52.50 per sq.ft. 2<sup>nd</sup> - £59.50 per sq.ft.

## SERVICE CHARGE To be confirmed

RATES PAYABLE 2017/2018 £19.12 per sq.ft.

However, all interested parties should make their own enquiries.

#### AMENITIES

- Prominent position close to Liverpool St. Station
- Fully Redecorated Offices
- VRV Comfort Cooling
- Timber Flooring
- Exposed Cast Iron Columns
- Kitchenette
- Underfloor and PerimeterTrunking
- Shower Facilities
- 9 Person Passenger Lift
- 24 Hour Access
- New LG7 Compliant LED strip lighting
- Excellent Natural Light
- Close to amenities at Devonshire Square

# VIEWING

Strictly by appointment through sole agents.



# NEWTON PERKINS

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BEHIND THE ELEGANT FAÇADE, THE BUILDING HAS BEEN REFURBISHED TO PROVIDE ATTRACTIVE, HIGH SPECIFICATION, CONTEMPORARY STYLE OFFICES