

## Extensively Refurbished Offices To Let

### 19 Great Winchester Street, London, EC2



#### Transport Links

- 0.20 miles from Liverpool Street
- 0.30 miles from Bank
- 0.30 miles from Moorgate
- 0.50 miles from Monument

#### Lease

New lease available direct from the landlord on flexible terms.

#### Rates Payable (2022/23)

6<sup>th</sup> – £23.21 per sq ft (April 2023)

2<sup>nd</sup> – 3<sup>rd</sup> – £24.10 per sq ft (April 2023)

However, all interested parties should make their own enquiries.

#### Accommodation

6 <sup>th</sup> Floor	1,319 sq ft	120m <sup>2</sup>
3 <sup>rd</sup> Floor	1,319 sq ft	122m <sup>2</sup>
2 <sup>nd</sup> Floor (New Fit Out)	1,319 sq ft	122m <sup>2</sup>
<b>Total:</b>	<b>3,957 sq ft</b>	<b>366m<sup>2</sup></b>

#### Rent

£59.50 per sq ft per annum

#### Service Charge

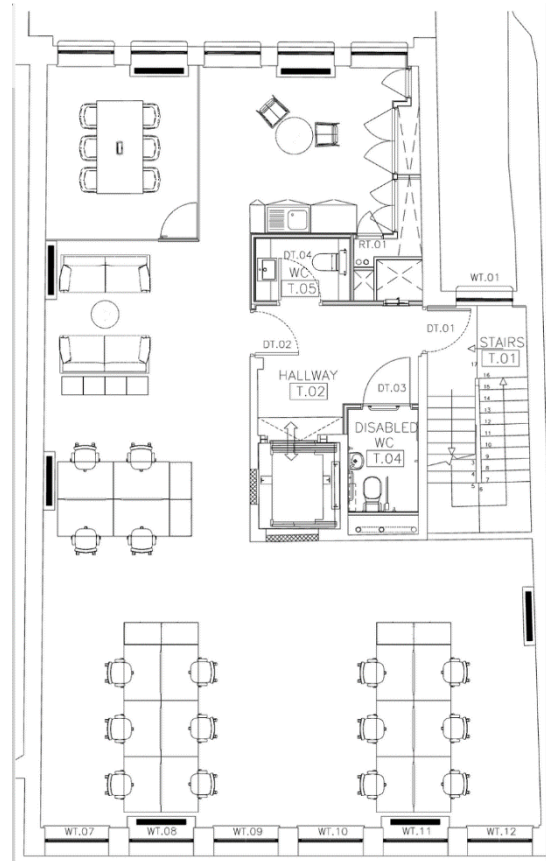
Estimated at £11.00 per sq ft, per annum, excluding utilities.

#### VAT

The building has been elected for VAT.

## Amenities

- Newly refurbished
- Bespoke fitted solutions available
- VRV Air-conditioning
- Commissionaire/Receptionist with 24 hour access
- Raised floors
- Plastered ceilings with feature lighting
- Shower and bike storage facilities
- EPC - B(40)
- 2<sup>nd</sup> Floor New 'Plug & Play'



2<sup>nd</sup> Floor Plan

## Newton Perkins

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