



OFFICE TO LET

76/77 Watling Street, City, London, EC4M 9BJ

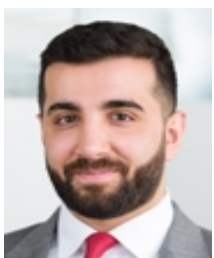


 **RENT** £20,000 PA / £18 PSF

 **SIZE** 1095 Sq Ft / 101.7 SQM

 **FLOOR(S)** 1st Floor

 **AVAILABLE** Immediately



CONTACT

Kutlay Akpinar
020 7843 9198
07976 378 467
kutlay.a@pearl-coutts.co.uk

- Good natural light
- Desirable location
- Central heating
- 24/7 Access
- Category 2 lighting
- Walking distance from stations
- WC's
- Smart common parts

76/77 Watling Street, City, London, EC4M 9BJ











THE SPACE

Smart open plan office space to rent on the first floor of this attractive period office building. The space consists of two open plan areas and benefits from being in good decorative order.

LOCATION

The building is well located on this pretty pedestrianised road within the City of London.

NEARBY

- | | |
|--|---|
|  20+ Gyms |  20+ Restaurants |
|  20+ Bars / Pubs |  20+ ATMs |
|  20+ Accountants |  20+ Banks |
|  20+ Cafes |  3 Meal Deliveries |
|  7 Parking Places |  4 Post Offices |

Bus Routes

4, 8, 15, 17, 25, 26, 76, 133, n199, n21, n242, n550, n551

Mansion House

Cannon Street

Bank


Bankside Pier

   Thames River Services

Monument

Cannon Street



Bank



St. Paul's



Blackfriars Pier

City Thameslink



USE

B1 - Office.

LEASE

Lease outside Landlord & Tenant Act 1954.

DEPOSIT

Three month Rent Deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

The buildings budget and 1st floor proportion for the year ending 23rd June 2019 appears to be £9,220.46 ex VAT.

BUSINESS RATES

payable to City of London Council. The rateable value appears to be £35,500 which would mean you would pay circa £17,500 pa. Please rely on your own confirmation with the council.

BUILDINGS INSURANCE

You would be liable for 10.85% of the whole buildings folio which reflects £1,387.28 ex VAT for the current year ending December 2019.

FEES

One-off administration fee of £1,500 ex VAT.

VAT

This property is subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

EPC

E (101 - 125)

111 : This property

These details were updated on 06/02/2024

76/77 Watling Street, City, London, EC4M 9BJ

