


# OFFICE TO LET

12/14 Devonshire Row, City, London, EC2M 4RH



 **RENT** £21,600 PA / £27 PSF

 **SIZE** 806 Sq Ft / 74.9 SQM

 **FLOOR(S)** 1st

 **AVAILABLE** Immediately



## CONTACT

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- Entry phone system
- Good natural light
- Passenger lift
- Attractive period property
- Walking distance from stations
- WCs
- 24/7 Access

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## THE SPACE

Refurbished office space to rent on the first floor of this multi-let commercial property.









The accommodation consists of a number of rooms and benefits from having good natural light.


## LOCATION

The property is well located on a quiet road in the area of Broadgate and is near to the junction with Bishopsgate and Houndsditch.

Liverpool Street and Aldgate Tube and overground stations are both within easy walking distance.

## NEARBY

-  20+ Gyms
-  20+ Restaurants
-  20+ Bars / Pubs
-  20+ ATMs
-  20+ Accountants
-  20+ Banks
-  20+ Cafes
-  6 Meal Deliveries
-  17 Parking Places
-  2 Post Offices

 **Bus Routes**  
8, 26, 35, 42, 47, 100, 149, 205, 344, 388, n133, n242, n551

 **Liverpool Street**  
Elizabeth line

 **Liverpool Street**  
c2c Greater Anglia

 **Liverpool Street**  
London Overground

 **Liverpool Street**  
Central Circle H'smith & City Metropolitan

 **Aldgate**  
Circle Metropolitan

 **London Fenchurch Street**  
c2c

 **Aldgate East**  
District H'smith & City

 **Moorgate**  
Great Northern

 **Moorgate**  
Circle H'smith & City Metropolitan Northern

 **Bank**  
DLR

## USE

B1 - Office.

## LEASE

Outside the 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 annual breakdown of expenditure appears to be £7,917.10 for year ending September 2020.

## BUSINESS RATES

Rates are payable to the local authority. The rateable value is £26,250. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

## BUILDINGS INSURANCE

Available upon request.

## FEES

There is a one-off administration fee of £1,375 + VAT.

## VAT

This property is NOT subject to VAT.

## LEGAL COSTS

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

## DATA CONNECTIVITY

Phoneline Broadband - 14.1Mb average.

## EPC

**E** (101 - 125)

 **113** : This property

These details were updated on 06/02/2024