


OFFICE TO LET

12 Devonshire Row, City, London, EC2M 4RH



 **RENT** £21,600 PA / £27 PSF

 **SIZE** 813 Sq Ft / 75.5 SQM

 **FLOOR(S)** 2nd

 **AVAILABLE** Immediately

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



CONTACT

Elliot Goodman
020 7843 3793
07773 038 190
elliot.g@pearl-coutts.co.uk



12 Devonshire Row, City, London, EC2M 4RH

THE SPACE











Economical office space to rent on the second floor of this multi-let commercial property.


The accommodation consists of two adjoining open plan 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.

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**
London Overground

 **Aldgate**
Circle Metropolitan

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

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

 **Liverpool Street**
c2c Greater Anglia

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

 **London Fenchurch Street**
c2c

 **Moorgate**
Great 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

Available upon request.

BUSINESS RATES

Rates are payable to the local authority. The rateable value appears to be £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 £1,400 + VAT.

VAT

This property is NOT subject to VAT.

LEGAL COSTS

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

EPC

E (101 - 125)

 **113 : This property**

These details were updated on 06/02/2024

12 Devonshire Row, City, London, EC2M 4RH

