


OFFICE TO LET

12 Groveland Court, City, London, EC4M 9EH



 **RENT** £24,500 PA / £23 PSF

 **SIZE** 1088 Sq Ft / 101.1 SQM

 **FLOOR(S)** 3rd Floor

 **AVAILABLE** Immediately



CONTACT

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

- Air conditioning
- Passenger lift
- Refurbished
- Walking distance from stations
- Quiet but central location
- WC's
- 24/7 Access

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THE SPACE

1,088 Square Feet of prime office space in this refurbished office space in a unique and sought after City location.

LOCATION

In between Bread Street, Cheapside, Bow Lane and Watling Street.

NEARBY

- | | |
|--|---|
|  20+ Gyms |  20+ Restaurants |
|  20+ Bars / Pubs |  20+ ATMs |
|  20+ Accountants |  20+ Banks |
|  20+ Cafes |  4 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

Bank

Cannon Street

Bankside Pier

   Thames River Services

Blackfriars Pier

Bank



Cannon Street



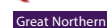
St. Paul's



Monument

Moorgate



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 annual budget appears to be £10,146.92 ex VAT, for the year ending December 2019.

BUSINESS RATES

The rateable value payable to City of London Council appear to be £36,000. This equates to approximately £17,640 rates payable. This is before any reduction you may qualify for. Please make your own confirmation with City of London council.

BUILDINGS INSURANCE

You would be liable for 19.6322% of the whole buildings folio which is £339.07 ex VAT for the 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)

113 : This property

These details were updated on 06/02/2024

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