


# OFFICE TO LET

31 Lovat Lane, City, London, EC3R 8EB



 **RENT** £24,960 PA / £15 PSF

 **SIZE** 1664 Sq Ft / 154.6 SQM

 **FLOOR(S)**

 **AVAILABLE** Immediately



## CONTACT

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## THE SPACE

## LOCATION

## NEARBY

- |                                                                                                   |                                                                                                   |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
|  20+ Gyms          |  20+ Restaurants |
|  20+ Bars / Pubs   |  20+ ATMs        |
|  20+ Accountants   |  20+ Banks       |
|  20+ Cafes         |  1 Meal Delivery |
|  11 Parking Places |  5 Post Offices  |

 **Bus Routes**  
15, 17, 21, 35, 43, 47, 133, 141, 149, 344, 388, n199

 **Monument**  
Circle District

 **Tower Pier**  
RB1 RB2 RB6

 **London Bridge**  
Jubilee Northern

 **Cannon Street**  
Circle District

 **Tower Hill**  
Circle District

 **London Bridge City Pier**  
RB1 RB2 RB6

 **London Bridge**  
Southeastern Southern Thameslink

 **Cannon Street**  
Southeastern

 **London Fenchurch Street**  
c2c

 **Bank**  
DLR

## USE

## 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. 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 £ + VAT.

## VAT

This property is subject to VAT.

## LEGAL COSTS

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

These details were updated on 06/02/2024



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