


OFFICE TO LET

22/28 Eastcheap, City, London, EC3M 1EU



 **RENT** £40,000 PA / £40 PSF

 **SIZE** 995 Sq Ft / 92.4 SQM

 **FLOOR(S)** 1st

 **AVAILABLE** 23/06/2024



CONTACT

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

- Excellent natural light
- Central heating
- Category 2 lighting
- Passenger lift
- Smart common parts
- Perimeter trunking
- Recently refurbished
- Walking distance from stations

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THE SPACE


Smart, newly refurbished offices to rent on the first floor of this prestigious period building. The accommodation forms an L-shaped office, has excellent natural light and great views looking over Eastcheap.

LOCATION

The building is situated on the south side of Eastcheap near to St Mary At Hill and Lovat Lane in the Heart of the City of London.

NEARBY

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

 **Bus Routes**
15, 35, 47, 149, 344, 388, n133

 **Monument**
Circle District

 **Tower Pier**
RB1 RB2 RB6

 **Tower Hill**
Circle District

 **Bank**
Central Northern Waterloo & City

 **Cannon Street**
Circle District

 **London Fenchurch Street**
c2c

 **London Bridge City Pier**
RB1 RB2 RB6

 **Bank**
DLR

 **Cannon Street**
Southeastern

 **London Bridge**
Southeastern Southern 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 annual budget for the year ending December 2018 appears to be £11,450.79 ex VAT.

BUSINESS RATES

The rateable value to City of London Corporation appears to be £28,000. This equates to approximately £13,600 rates payable. This is before any reduction you may qualify for. Please rely on your own confirmation with City of London Corporation.

BUILDINGS INSURANCE

You would be liable for 12.368% of the whole buildings folio which is £943.25 for the whole of 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

 (51 - 75)

 73 : This property

These details were updated on 27/02/2024

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