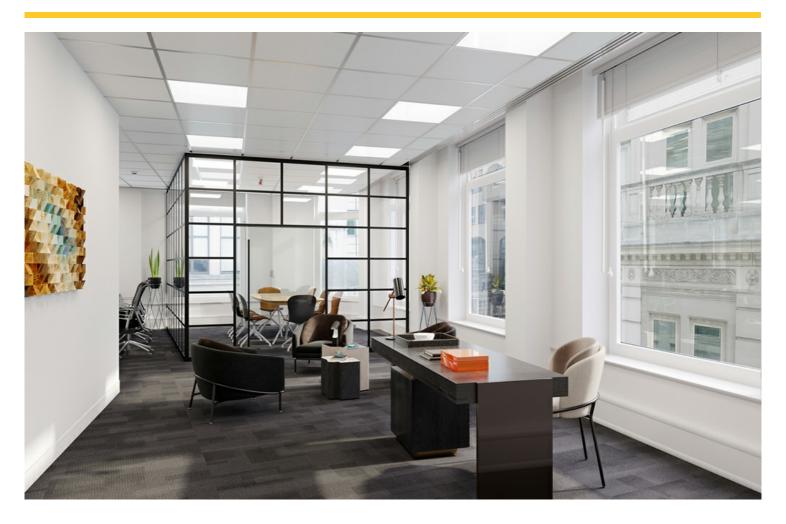
OFFICE TO LET

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+ Bars / Pubs

20+ Accountants

20+ Cafes

P 14 Parking Places

11 20+ Restaurants

£ 20+ ATMs

20+ Banks

2 Meal Deliveries

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

utheastern 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

C (51 - 75)

■ 73 : This property





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