





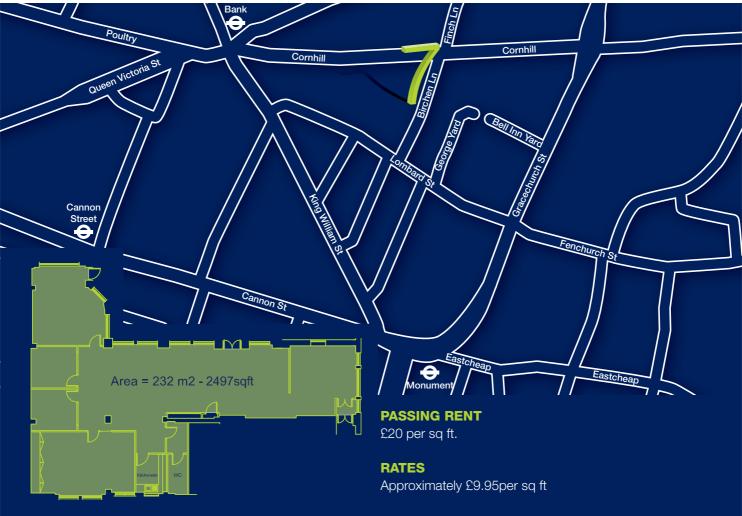


7 BIRCHIN LANE LONDON EC3

entire ground floor offices approx 2,497 sq ft

The building is situated on Birchin Lane which runs south off Cornhill. Transport links are excellent with Bank Station (Central, Northern, Waterloo & City and DLR lines) a minutes walk to the east and Monument Station (Circle and District) two minutes walk to the south.







AMENITIES

Perimeter trunking, mineral fibre suspended ceiling, cat 5 cabling, 24 hr access, manned reception, Comfort cooling, cat 2 lighting, male and female wc's, kitchenette.

TERMS

An assignment expiring 23rd February 2011. Please note new lease available from landlord.



SERVICE CHARGE

Capped at £7.50per sq ft plus RPI

POSSESSION

Upon completion of legal formalities. Each party to bear their own legal costs in the transaction.

VIEWINGS

By appointment through sole letting agents:

David Dunsdon david.dunsdon@ostro-re.co.uk

Peter Wild peter.wild@ostro-re.co.uk

020 7036 9980

www.ostro-re.co.uk



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991. Ostroumoff, on behalf and for the lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract. Subject to contract. (Jan 2010)



