



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.



PASSING RENT

£20 per sq ft.

RATES

Approximately £9.95per sq ft



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
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Ostroumoff

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