

10 THROGMORTON AVENUE

LONDON, EC2



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

The 3rd floor is comprehensively refurbished to include a Cat A+ fit out.

ACCOMMODATION

FLOOR

3rd - Available

AREA

4,451 sq ft

TOTAL

Floor area subject to measurement

4,451 sq ft

LOCATION

10 Throgmorton Avenue is situated in the traditional financial core of the City of London - less than 300 metres from the Bank of England. Bank and Liverpool Street underground and mainline stations are within a few minutes' walk of the building, as are numerous shops, restaurants and wine bars.

SPECIFICATION/AMENITIES

- New refurbishment to include a Cat A+ fit out
- Air conditioning
- Suspended ceilings
- Raised floors
- 2 x 8 person passenger lifts
- Male, female and disabled WCs on the floors
- Manned Reception and 24 hour access
- Shower and bike storage facilities

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TERMS

LEASE

By arrangement direct from the Freeholder.

RENT

£64.50 per sq ft pax

RATES

£24.26 per sq ft pa (est)

SERVICE CHARGE

£13.50 per sq ft pa (est)

POSSESSION

Immediate on completion of legal formalities

VAT

Elected

VIEWING

Strictly by appointment through joint agents Gryphon Property Partners and Allsop (James Neville/Tom Nicoll)

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Subject to Contract

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