

TO LET Offices

Nicholas House, Laurence Pountney Hill
London EC4R 0BB



Contact

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Location

The premises are located on the corner of Laurence Pountney Hill and Suffolk Lane, a two-minute walk from London Cannon Street station and Cannon Street Underground station. Existing services from here include the Circle and District line and Southeastern train services to Sevenoaks, Tunbridge Wells, Hastings, Dover, Margate, etc. The premises are also a four-minute walk from Bank Underground station offering connections via the Northern, Central, Waterloo & City Lines and the DLR.

Description

The available offices are located on the fourth and fifth floors of Nicholas House and provide open plan, light and modern workspaces.

Rent

New full repairing and insuring leases for the available space are being offered directly from the freeholder. The length of lease is open to negotiation. Rents are in the order of £72,870 per annum exclusive (4th Floor) and £43,575 per annum exclusive (5th Floor).

Service Charge

The service charge will be capped at £17.50 per sq ft.

Business Rates

The rateable value is £57,000 (4th Floor) and £31,750 (5th Floor) Rates payable will be in the order of £28,184 per annum (4th Floor) and £16,125 per annum (5th Floor). Interested parties must make their own enquiries.

Energy Performance Certificate (EPC)

The Energy Asset Ratings are B46 (4th Floor) and B47 (5th Floor).

Legal Costs

In the event of a transaction each party will be responsible for their own legal and professional costs.

Viewing

Strictly by appointment only through the sole letting agents, Rapleys LLP.

- 4th Flr - 1,388 sq ft (128.92 sq m),
- 5th Flr - 830 sq ft (77.18 sq m)
- Good natural light
- Whole floor plate
- Metal tiled suspended ceiling
- Air conditioning
- WC's within the demise
- Passenger lift
- Out of hours intercom
- Staffed reception





For further details contact:
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