

To Let

New self-contained office

1 St Botolph Row,
London EC3N 1AB

Key information

- Newly Built
- Own entrance, own lift, own stairs
- Close to Aldgate underground station
- Café and conference rooms on ground floor available to hire



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Location

This new development is located next to St Botolph's Without Aldgate Church on the east side of The City.

The property fronts onto Aldgate High Street and numerous bus routes pass close to the property.

Aldgate East, Fenchurch Street, Tower Hill and Liverpool Street stations are all nearby.

Description

The whole first floor in this new development. It benefits from its own entrance, stairs, lift, toilet, HVAC system etc. This suite would be ideal for an occupier that needs control of their own space and entrance.

Other features include:

- Air conditioning and heating
- A full raised access floor
- Natural light from two sky lights.
- Cycle racks nearby

Energy Performance Rating

Energy performance rating – TBC

Tenure

Leasehold.

Rent

£49.50 per sq ft on a new lease directly from the freeholder.

Service Charge

A nominal service charge will payable.

Rateable Value

Business rates have yet to be assessed.

Interested parties are advised to make their own enquiries of the local planning authority regarding the rates liability and any reliefs that may be available.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
First floor	102.2	1,100

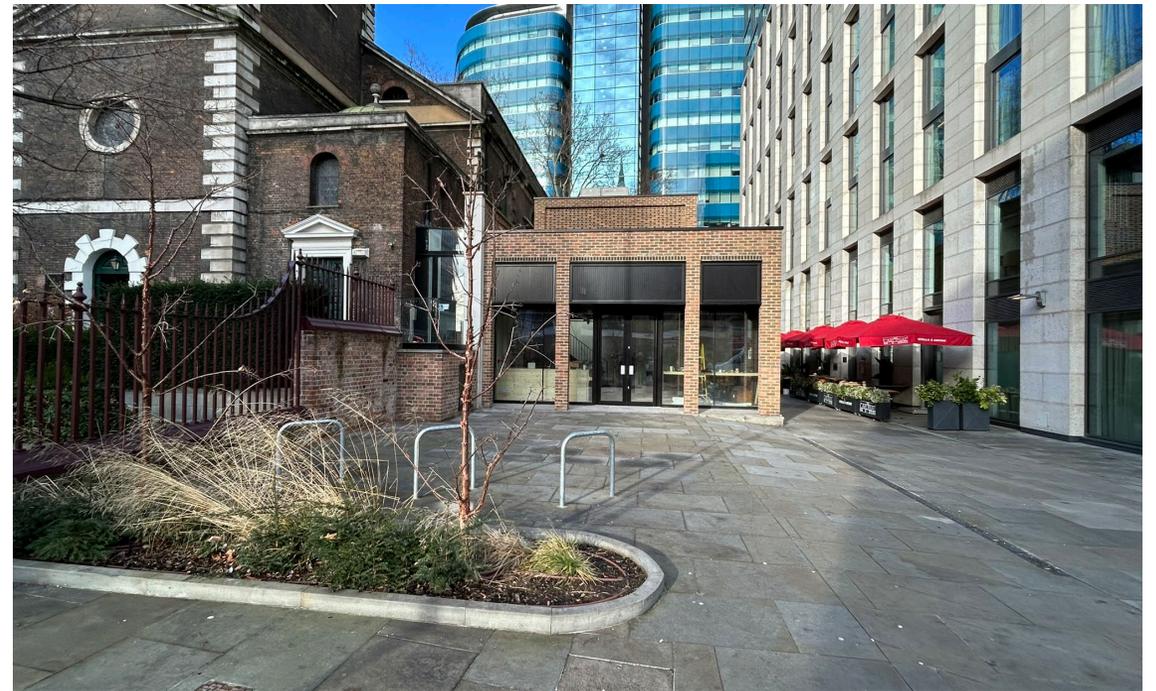
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Viewing

Viewing is strictly by appointment via the sole agent



Private Entrance



For further details contact:

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