

## SECURE STORAGE

**421 sq ft net internal (39.2 sq m)**

### Location

In the heart of the City, close to Bank, Lloyd's, the LUC and the 'Walkie Talkie', with ready access to Monument, Bank, Cannon Street and London Bridge stations.

### Accommodation

- Basement storeroom
- Good/high ceiling heights
- Fully lit
- Includes adjustable racking
- Includes a strong room with internal caged area and safe
- Accessible by lift from ground floor entrance lobby

### Rent & Other Cost

- Rent: £6,250 pax
- Rates: £2,383 (2018/2019) payable
- Service Charge: £2,113 (capped at £6.50 psf + RPI)

### VAT

Payable

### Lease

- Term to 12th July 2019
- Not contracted-out
- Available by assignment

### EPC

To be confirmed

### Timing

Immediate

### Legal Costs

Each party to bear their own costs incurred in any transaction

### Viewings

Strictly by appointment with Thompson Yates

### Colin Yates

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### Note: The Partners of Thompson Yates declare an interest in the property, being the existing tenants

All negotiations are subject to contract, and receipt of satisfactory references where necessary.

Stated floor areas are subject to verification. Your attention is drawn to the Important Notice below.

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