

March 2022

## 22 BEVIS MARKS, LONDON EC3

792 – 838 sq ft A/C office floors close to Lloyds & Liverpool Street Station.

Refurbished office suites, available for a term to September 2023 or longer by arrangement.



**FURTHER INFORMATION**

**020 7626 6060**

**[www.thompsoneyates.co.uk](http://www.thompsoneyates.co.uk)**

## LOCATION

Situated on the north side of Bevis Marks, close to Bishopsgate and the Lloyds Triangle. Liverpool Street, Aldgate and Fenchurch Street stations provide excellent transport links. (map courtesy of OpenStreetMap)

## ACCOMMODATION

Current available space is as follows:

Floor	sq ft	sq m
4th Floor West	792	73.58
1st Floor West	838	77.85

Basement storage is also available – 329 sq ft (30.90 sq m)



Fourth floor West

## SPECIFICATION

Economical offices with:

- Ceiling Mounted Air Conditioning
- Metal Suspended Ceiling
- New Recessed LED Luminaires
- Refurbished Passenger Lift & Reception
- Redecorated & re-carpeted
- Fitted option available
- Raised floor (1st floor)
- Perimeter Trunking (4th floor)
- Excellent Natural Light

## RENT

4th floor - £29.50 per sq ft  
1st floor - £32.50 per sq ft

Rents excl. of rates, service charge and VAT. Storage rent on application.

## RATES

£20.00 per sq ft – 4th West  
£21.78 per sq ft – 1st West



First floor West

## SERVICE CHARGE

£13.14 per sq ft (Estimated)

## LEASE

Flexible leases for a term, by arrangement, subject to a Landlord/Mutual break option in September 2023.

## EPC

E (109). Overall building assessment.

## LEGAL COSTS

Each party to bear their own costs incurred in any transaction

## VIEWINGS

Strictly by appointment with the sole agents Thompson Yates

## CONTACT

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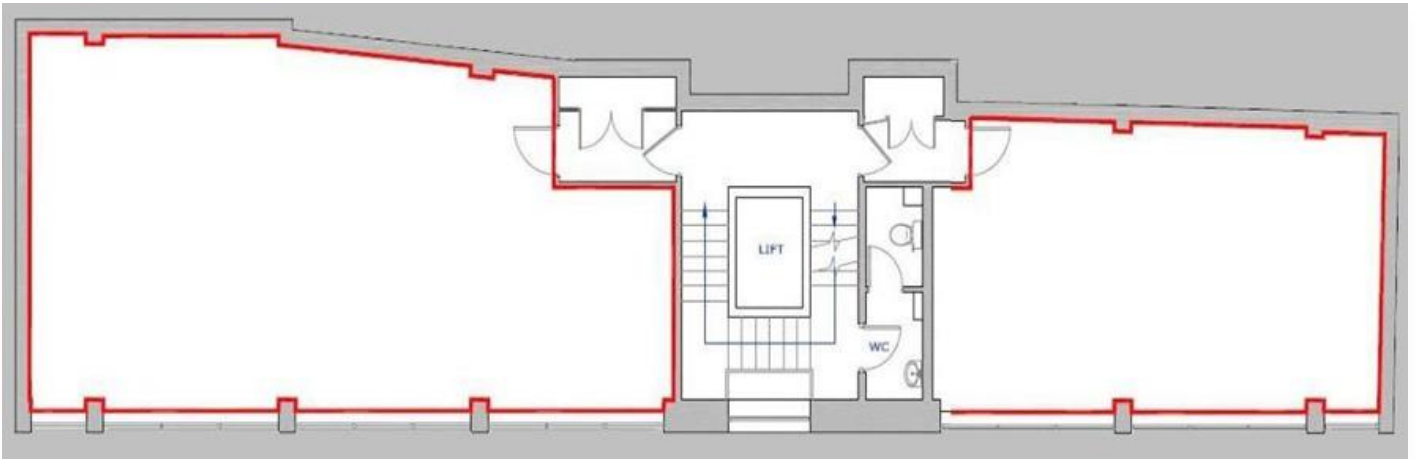
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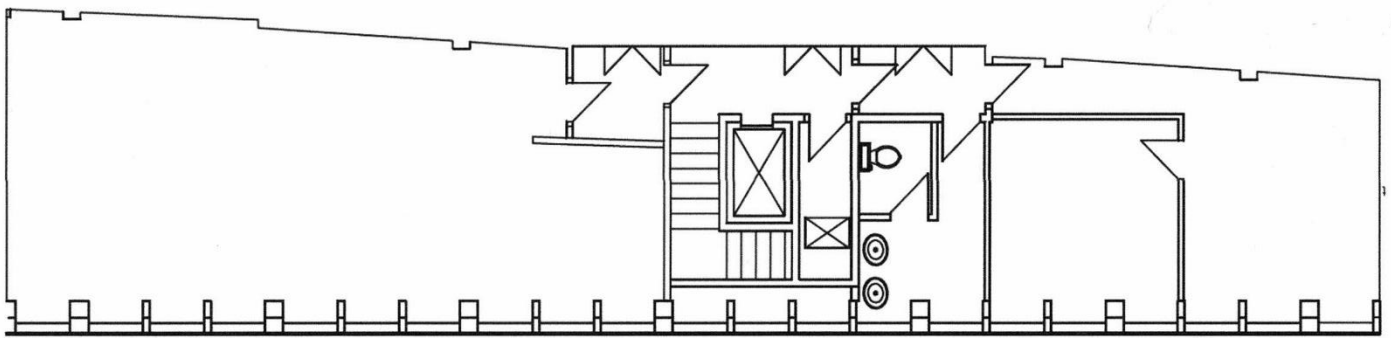




## FLOOR PLANS



←----- First Floor West ----->



←----- Fourth Floor West ----->