

NEW INSTRUCTION
37 HOUNDSDITCH,
LONDON EC3

TO LET

SELF CONTAINED OFFICE BUILDING
With low outgoings

c.5,500 sq ft (511 sq m)
Subject to confirmation

Of potential interest to contractors (site office) and charities, etc (No VAT)

March 2019



Location

South side of Houndsditch with another frontage to Bevis Marks, just north of The Lloyds Triangle. Liverpool Street, Aldgate & Fenchurch Street Stations offer excellent transport links close by.

Accommodation

A self-contained office building with an entrance from Houndsditch. The building is currently divided into a mix of open plan, meeting rooms and private offices.

- Ceiling Mounted Comfort Cooling
- Suspended Ceiling with Recessed Lighting
- Passenger Lift (not tested)
- Kitchenettes
- Perimeter Trunking
- Excellent Natural Light

Floor Areas (approx.)

Floor	Area (sq ft)	Area (sq m)
4 th Floor	700	65.00
3 rd Floor	1,582	147.00
2 nd Floor	1,582	147.00
1 st Floor	1,582	147.00
Ground Floor	Reception	
TOTAL	5,446	506.00

Lease

A new lease for a term to April 2021, or longer by arrangement.

Rent

Based upon £30.00 per sq ft
The building is NOT elected for VAT

No service charge applicable

Rates (2018/19)

Floors separately assessed.
Combined 2017 RV - £197,500

EPC - D97 (copy available on request)

Timing

Immediate upon completion of legal formalities.

Legal Costs

Each party to bear their own leasing costs.

Viewings

Strictly by appointment with Thompson Yates

Colin Povey

cpovey@thompsonyates.co.uk

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cyates@thompsonyates.co.uk



FRONTAGE TO BEVIS MARKS

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