

**39 HOUNDSDITCH,  
LONDON EC3**

**Thompson  
Yates**

## TO LET

**Part Fourth Floor  
FULLY FITTED OFFICE SUITE  
Air-conditioned**

**c.1,162sq ft (108 sq m)**

**Plug & Play Option  
With furniture potentially available**

**NEW INSTRUCTION  
June 2019**



### Location

South side of Houndsditch, just north of The Lloyds Triangle and east of Bishopsgate. Liverpool Street, Aldgate & Fenchurch Street Stations offer excellent transport links close by.

### Accommodation

High quality fitted offices currently divided into an open plan area, meeting room, private office and a kitchenette. Furniture can also be made available to offer a "Plug & Play" option.

- VRV Air Cooling/Heating System
- Plastered Ceiling with Suspended Lighting
- Fully Accessible Raised Floor
- Automatic Passenger Lift
- Kitchenette
- Excellent Natural Light
- 24 Hour Access
- Furniture available, if required

### Floor Areas (approx.)

Floor	Area (sq ft)	Area (sq m)
Pt 4 <sup>th</sup> Floor	1,162	107.00

**EPC** – E104 (copy available on request)

### Lease

A new sub-lease for a term to December 2020.

### Rent

Net effective £39.50 per sq ft exclusive  
The building is elected for VAT  
Further information on application.

### Rates (2019/20)

Est. £17.26 per sq ft

### Service Charge

Est.£8.50 per sq ft

### Timing

Immediate upon completion of legal formalities.

### Legal Costs

Each party to bear their own leasing costs.

### Viewings

Strictly by appointment with the joint sole agents

**Colin Povey**

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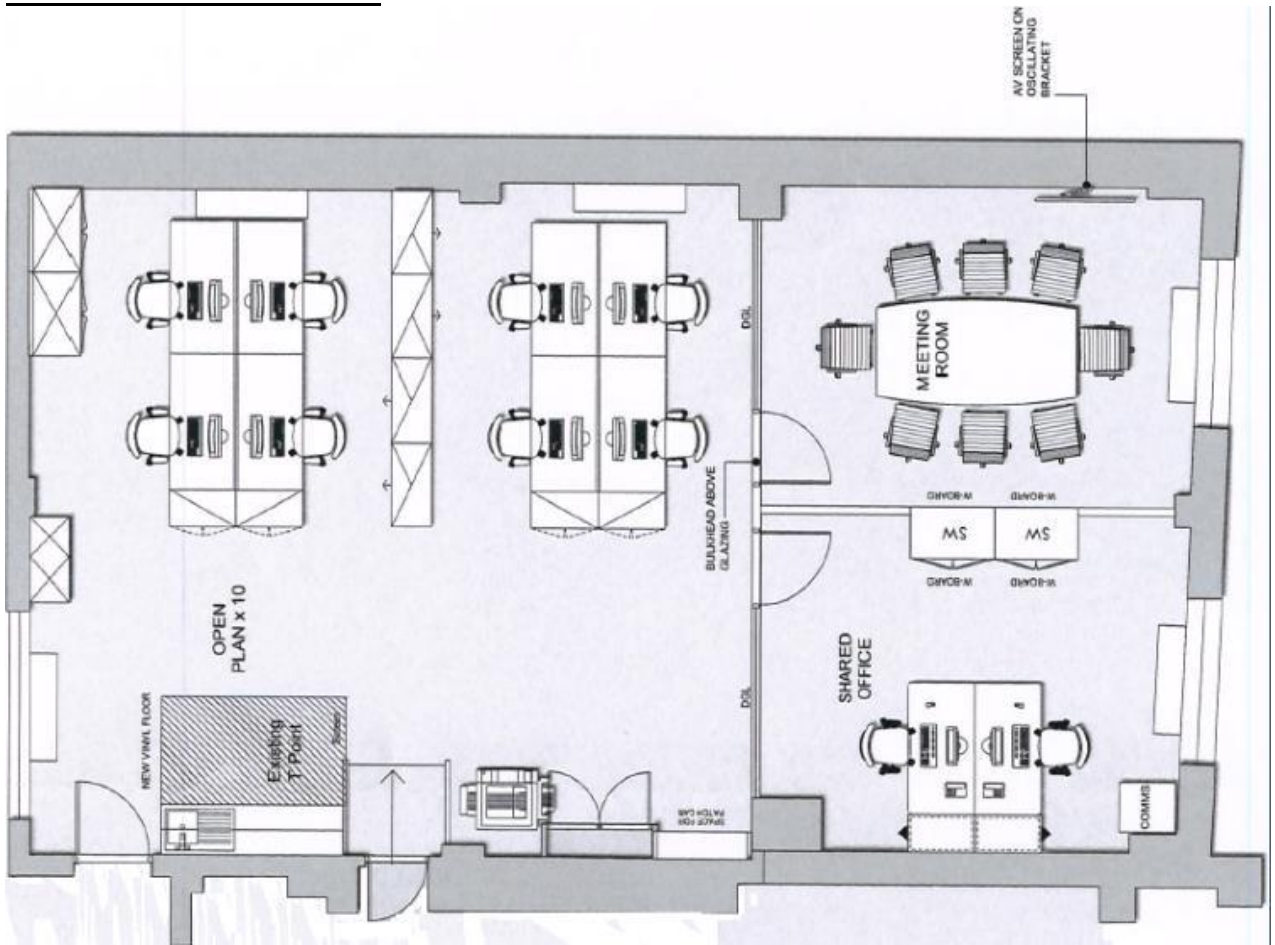
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All negotiations are subject to contract, and receipt of satisfactory references where necessary.  
Stated floor areas are subject to verification. Your attention is drawn to the Important Notice overleaf/below.



## **CURRENT OFFICE LAYOUT**

## **MISREPRESENTATION ACT**

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