

**REVISED INSTRUCTIONS**  
**22 BEVIS MARKS,**  
**LONDON EC3**

**TO LET**

**ATTRACTIVE A/C OFFICE SUITES**  
**with excellent natural light**

**ADDITIONAL SUITE NOW AVAILABLE**  
**792 sq ft – 838 sq ft (74-78 sq m)**

**August 2019**



**Location**

Situated on the north side of Bevis Marks close to Bishopsgate, and The Lloyds Triangle. Liverpool Street, Aldgate and Fenchurch Street Stations offer excellent transport links.

**Accommodation**

Air-Conditioned offices.  
Additional basement storage is also available, if required.

- Ceiling Mounted Air Conditioning
- Metal Suspended Ceiling
- Refurbished Passenger Lift
- Redecorated & re-carpeted
- Refurbished Entrance Hall
- Raised floor (1<sup>st</sup> floor)
- Perimeter Trunking (4<sup>th</sup> floor)
- Excellent Natural Light

**Floor Area (approx.)**

Floor	Use	Area (sq ft)	Area (sq m)
4 <sup>th</sup> Floor West	Offices	792	73.58
1 <sup>st</sup> Floor West	Offices	838	77.85
Basement	Storage	329	30.57

**Lease**

New leases for a term to September 2021, or longer, by arrangement.

**Rent**

4<sup>th</sup> floor - £29,500 per annum,  
1<sup>st</sup> floor - £33,100 per annum  
Rents excl. of rates, service charge and VAT.  
Storage rent on application.

**Service Charge**

On application

**Rates (2019/20)**

£20.12 per sq ft – 4<sup>th</sup> West  
£21.91 per sq ft – 1<sup>st</sup> West

**EPC - D81**

(copy available on request)

**Timing**

Immediate upon completion of legal formalities.

**Legal Costs**

Each party to bear their own costs incurred in any transaction

**Viewings**

Strictly by appointment with Thompson Yates

**Colin Povey**

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**Colin Yates**

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**FOURTH FLOOR WEST**



**FIRST FLOOR WEST**



**ENTRANCE HALL**

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