

NEW TERMS OFFERED
22 BEVIS MARKS,
LONDON EC3

TO LET

ATTRACTIVE A/C OFFICE SUITES
Close to Liverpool Street & Lloyds

792 sq ft – 838 sq ft (74-78 sq m)

Revised Details: August 2021



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

Economical offices with excellent natural light.

- 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
- Basement storage, if required.

Floor Areas (approx.)

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

Lease

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

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.

Service Charge – Budget 2021/22

£13.14 per sq ft

Rates (2020/2021)

£21.23 per sq ft – 4th West
£22.19 per sq ft – 1st 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

cpovey@thompsonyates.co.uk

Colin Yates

cyates@thompsonyates.co.uk

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.



FOURTH FLOOR WEST



FIRST FLOOR WEST



ENTRANCE HALL

MISREPRESENTATION ACT

Thompson Yates for themselves and for the lessors of the property whose agents they are give notice that;

- a) These particulars are prepared in good faith for the guidance only of intended purchasers/lessees/occupiers and do not constitute, nor constitute part of, any offer or contract,
- b) Nothing in these particulars shall be deemed to be a statement that the property is in a good condition or otherwise, nor that any services, plant or facilities are in good working order,
- c) All descriptions, dimensions, photographs, images, plans, references to condition and necessary permissions for use and occupation, and other details are indicative only, given without responsibility and intended purchasers/lessees should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them,

- d) No person in the employment of Thompson Yates has any authority to make or give any representation or warranty whatever in relation to the property,
- e) Unless otherwise stated all rents, outgoings and other costs are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction,
- f) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.