



### Availability March 2019

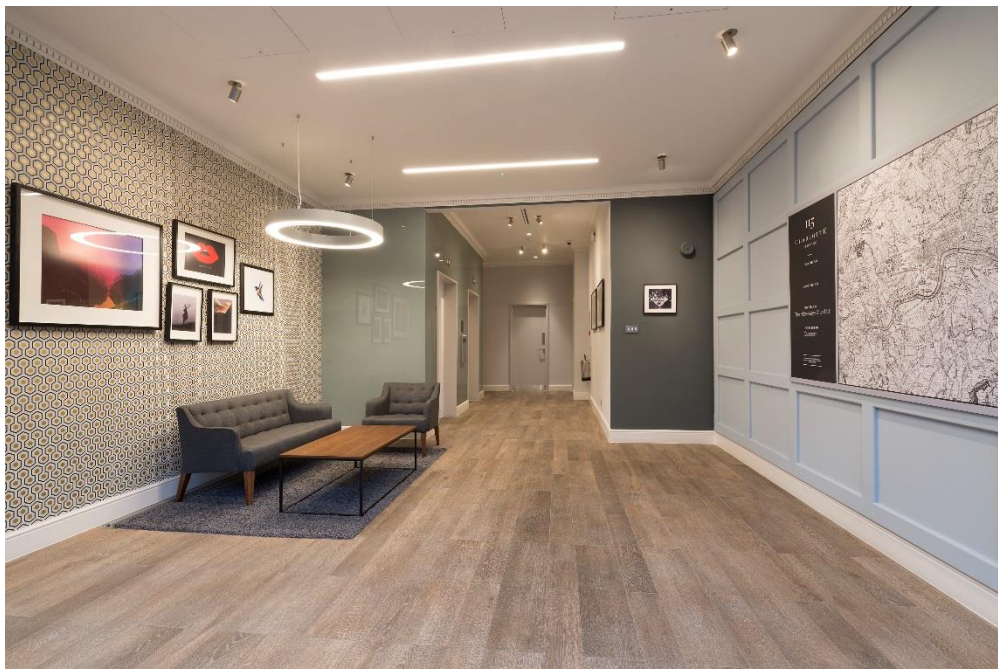
Floor/Building	103	107	109	115
3RD	1,480	1,050	1,050	2,110
2ND			1,240	2,640
1ST		1,200		
L GND		1,450		
<b>TOTAL</b>	<b>1,480</b>	<b>4,750</b>	<b>2,290</b>	<b>4,750</b>

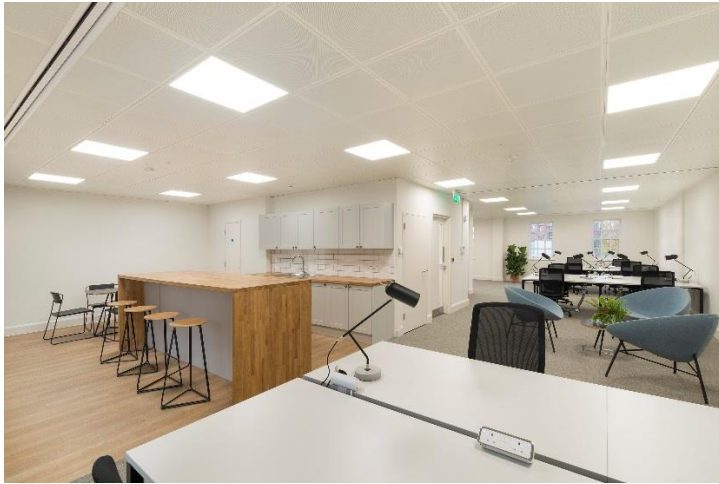
*Adjacent suites can be combined subject to design.*

Guide Rent CAT A finish £48.50 per sq ft per annum exclusive. (Lower ground £25 psf pax)

Estimated Business rates £16-17 psf subject to local authority confirmation. (Lower ground circa £7.50 psf)

Budget service charge £9.50 per sq ft per annum ex insurance.





**HIGH QUALITY FIT OUT**  
2<sup>nd</sup> floor 109 approx. 1,240 sq ft

Newly fitted by Third Way with furniture.

4 pipe fan coil air conditioning  
Metal ceilings  
Integral LG7 compliant LED lights  
Metal full access raised floors  
Fitted kitchen

Passenger lifts  
Refurbished WC's  
New showers



**New WC's and 4 Shower facilities**

**On site *meeting room* for all tenants use**

**New *F45 Gym* in the basement of 103**

Please contact the agents for further information:

**Frost Meadowcroft**  
**020 8748 1200**

**HNG**  
**020 3205 0205**

**Vinh Hua**  
**Justin Clack**

**Mark Belsham 07973 372 698**  
**Tim Wilkinson 07973 302 814**

MISREPRESENTATION ACT 1967 HNG for themselves and for the vendors/lessors of this property whose agents they are, give notice that: (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not, nor constitute part of any offer or contract: (2) All description, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; None of the services have been tested.(3) No person in the employment of HNG have any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989: Unless otherwise stated all prices are quoted exclusive of VAT.

PROPERTY MISDESCRIPTIONS ACT: 1991 These

Details are believed to be correct at the time of compilation but may be subject to subsequent amendment. December 2018