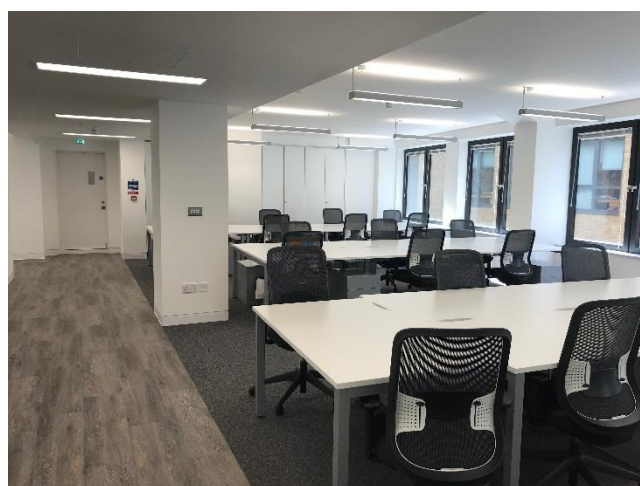


# To Let

2,241 sq ft (208 sq m)

*(Additional floor available in Q3 2019)*

**12-14 Masons Avenue, London, EC2**



## Accommodation:

The premises are available in their existing layout, offering 'Plug and Play' accommodation.

## Floor Areas:

| Floor | NIA sq. ft | Availability |
|-------|------------|--------------|
| Third | 2,241      | Immediate    |
| First | 2,111      | Q3 2019      |

Richard Clarke

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Harry Whitaker

t: 020 7747 3120

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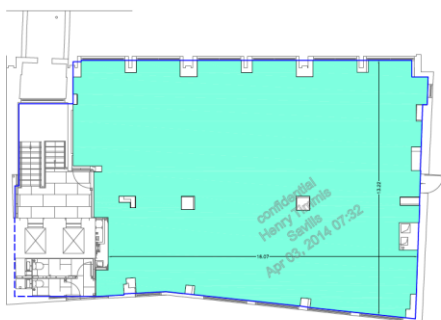


## Location:

Situated on Masons Avenue between Basinghall Street and Coleman Street. The property is located opposite the Guildhall and close to the junction with Gresham Street. Moorgate and Bank Stations are within close walking distances.

## Terms:

New lease direct from the landlord.



## DISCLAIMER

Matthews & Goodman as agent for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) In accordance with Anti Money Laundering Regulations identification and confirmation of source of funding may be required from the acquiring party. 7) All floor areas have been measured and calculated to comply with RICS guidelines and practice statements at the date of publication, unless otherwise stated. 8) Date of Publication: July 2019

## Guide Rent:

£57.50 per sq ft per annum excl.

## VAT:

The building is elected to VAT.

## Est. Business Rates:

£23.80 per sq ft pa payable 2019/20

*Interested parties should make their own enquiries of the local charging authority with regards to business rates.*

## Service Charge:

Est. £13.44 per sq ft per annum excl.

## Amenities:



'Plug n Play'



Air  
Conditioning



Raised  
Flooring



Kitchen



Self-Contained  
WC's



Bike Racks



Shower  
Facilities



Meeting  
Rooms



Manned  
Reception

## Viewings:

Strictly through sole letting agents.

**EPC: TBC**