

# TO LET

## London - John Stow House, 18 Bevis Marks

Refurbished and plug and play office suites  
3,468 to 7,226 Sq ft available



## Office

020 7491 7323



### Location - EC3A 7JB

John Stow House is located on the north side of Bevis Marks, close to the junction with Creechurch Lane, in an established office location, in-between Liverpool Street (north), Aldgate (south) and Bank (west).

Transport links are excellent with underground, mainline and Crossrail services (from 2018) all within easy walking distance at Liverpool Street, Aldgate, Fenchurch Street and Bank stations.

### Description

The available accommodation provides open plan offices with excellent natural light. The 3rd and 5th floors have been refurbished to include a new air conditioning system, new plasterboard ceilings with feature lighting and raised floors. The 1st and 6th floors are available with the benefit of their existing layouts on a plug and play basis.

The common areas include a commissionaire, lifts, w.c.'s showers and bike storage facilities.

### Accommodation

The suites have the following approximate net internal area:-

<b>First Floor</b>	<b>322 sq m</b>	<b>3,468 sq ft</b>
<b>Third Floor</b>	<b>357 sq m</b>	<b>3,848 sq ft</b>
<b>Fifth Floor (U/O)</b>	<b>356 sq m</b>	<b>3,854 sq ft</b>
<b>Sixth Floor (U/O)</b>	<b>357 sq m</b>	<b>3,850 sq ft</b>

### Tenure

Available by way of a new leases direct from the landlord.

### Rent

Upon application.

### VAT

The building is not elected for VAT.

### Service Charge

£11 per sq ft.

### Rates

Please verify the rates payable with the local authority.

### Legal Costs

Each party to bear their own legal costs incurred in the transaction.

### Viewing

For further information or to arrange an inspection, please contact:

### Christopher Wright

Direct Dial: 0207 788 3818

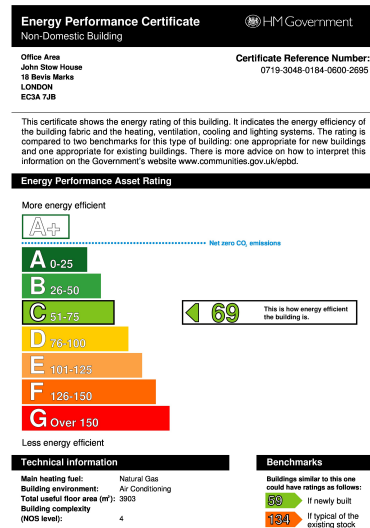
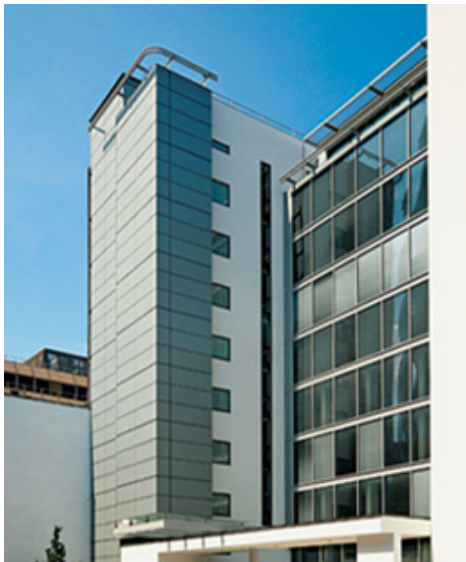
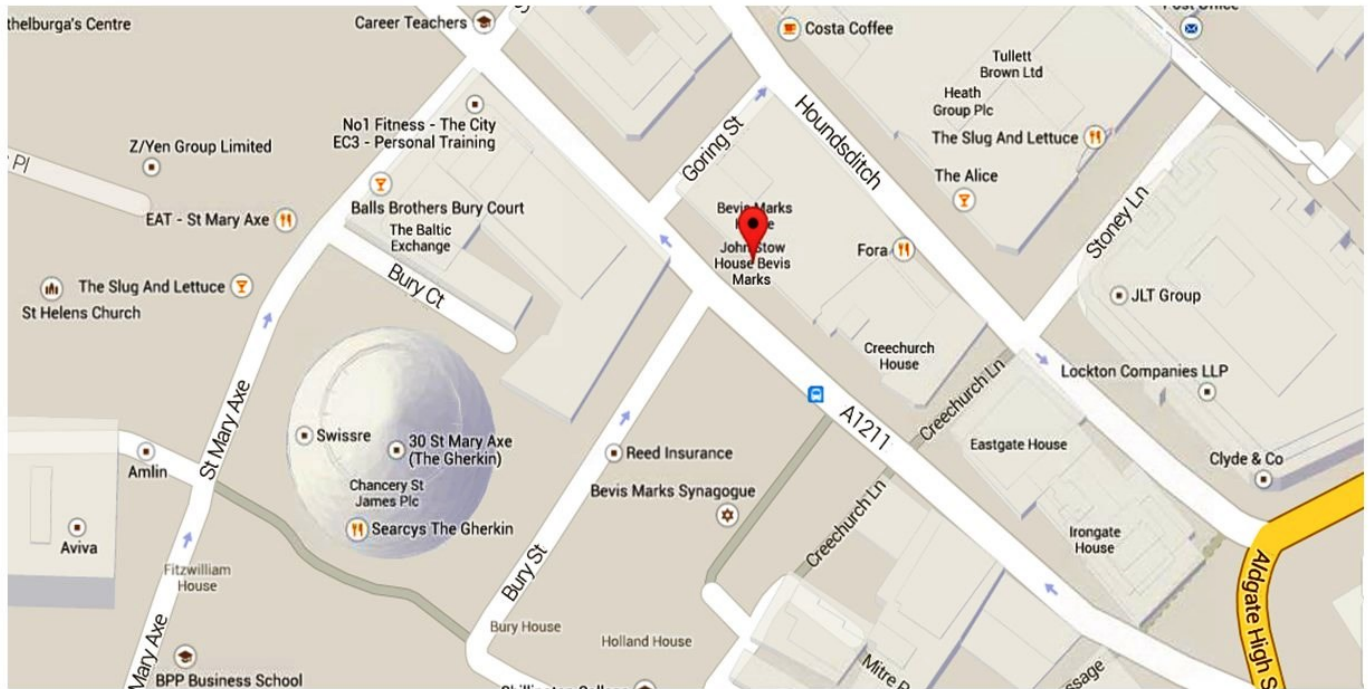
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or

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#### SUBJECT TO CONTRACT

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