

# TO LET

## Valiant House , Ground Floor, 4-10 Heneage Lane

**Hartnell**  
**TaylorCook**



### Contact

**Christopher Wright**

**Direct Dial:**

0207 788 3818

**Mobile:**

07884 865 261

**Email:**

christopher.wright@htc.uk.com

**Sam Gwinnell**

**Direct Dial:**

0207788 3816

**Mobile:**

07785 222868

**Email:**

sam.gwinnell@htc.uk.com

### Location - EC3A 5DA

Valiant House is located at the south side of Heneage Lane close to the junction with Creechurch Lane. The building is centrally located within the City, with Liverpool St, Aldgate, Fenchurch St and Monument all a short walk away.

### Description

The Ground floor is due to be refurbished to provide CAT A open plan accommodation.

### Accommodation

Ground Floor    1,584 sq ft    147 sq m

### Amenities

- Refurbished floor
- Air conditioning
- Suspended ceilings
- Underfloor trunking
- Commissionaire
- 24 Hour Access

### Rent

£35.00 per sq ft.

### Service charge

Capped at £13 per sq ft plus RPI.

### Business rates

Estimated at £8.65 per sq ft.

All interested parties should make their own enquires.

### VAT

The building has been elected from VAT.

### Legal costs

Each party to bear their own legal costs in this transaction.

### Viewing

Strictly through joint sole agents Hartnell Taylor Cook or Newton Perkins.

7-10 Chandos Street

Cavendish Square

London W1G 9DQ

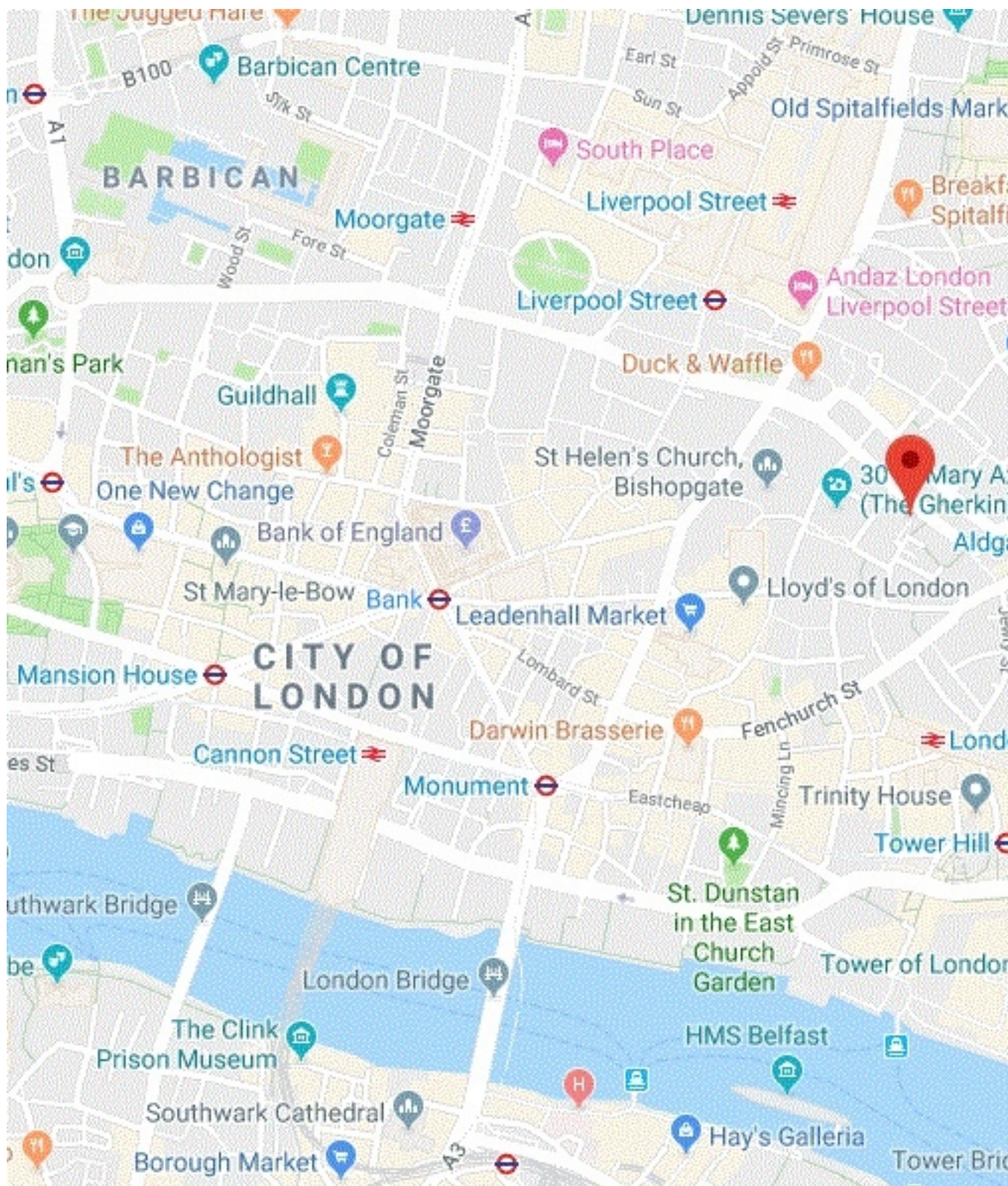
T. 020 7491 7323

**htc.uk.com**

**TO LET**

Valiant House , Ground Floor, 4-10 Heneage Lane

**Hartnell  
TaylorCook**



**SUBJECT TO CONTRACT**

Date of Production: 26-Mar-2019

Hartnell Taylor Cook LLP is a Limited liability Partnership registered in England and Wales OC 313211.

Hartnell Taylor Cook LLP is regulated by the RICS.

Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
- All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
- Unless otherwise stated, all prices, rents and other charges 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;
- All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
- No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn;
- Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance