

Small Office Suites in the City

8-9 Talbot Court
London
EC3

June 2018

537 sq. ft
(49.88 sq. m)

* Subject to measurement



Highlights

- Self contained building
- Perimeter trunking
- Pedestrianised street
- Efficient floor plates
- Basement storage
- Lift access to all floors
- Phone/video access control
- Kitchenette in situ on the lower level
- Low rates payable



Description

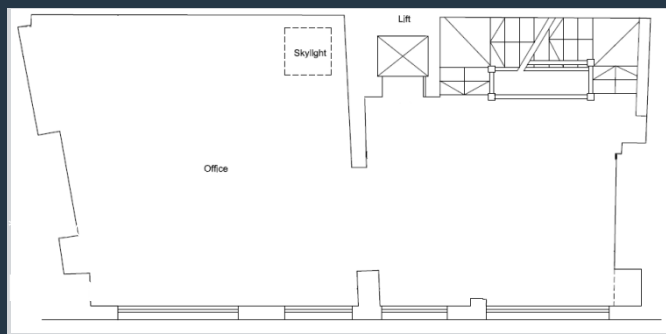
Talbot Court is arranged over basement, ground and three upper floors. The ground floor comprises of an entrance lobby with secure video entry, which provides access to the lift and stairs which service all floors.

The building is currently run as a serviced office. The floors currently provide two private offices for 2 & 5 people on the upper floors and a Beauty Salon on the ground & first.

Accommodation

Floor	Sq Ft	Sq M
Third*	108	10.0
Second	429	39.9

*subject to measurement



The building is conveniently located between Fenchurch Street and Eastcheap on Talbot Court. The unit is less than 0.1 miles from Monument underground station and will be 0.1 miles from the new Bank underground entrance. The building provides easy access to the financial and insurance service sectors and the surrounding area offers a variety of high end retailers and restaurants at Leadenhall Market.

For further information or an appointment please contact:

Key Contacts

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Transport

Monument - 1 min
(District & Circle)

Bank - 5 min
(Central, Northern, Waterloo & City & DLR)

Cannon Street - 6 min
(District, Circle & main line services)

Fenchurch Street - 7 mins
(Main line services)

Liverpool Street - 10 mins
(Central, Circle, Metropolitan, Hammersmith & City, Crossrail and main line services)

London Bridge - 11 mins
(Jubilee, Northern and main line services)

Terms

Flexible term by arrangement until January 2022

Rent

£40.00 per sq ft

Rates

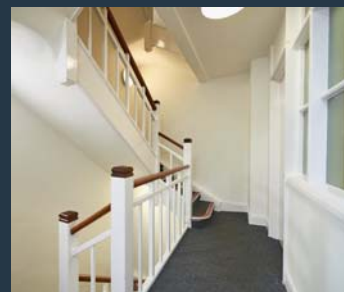
The business rates for 2018/19 are estimated at £9.56 per sq ft

VAT

The property is elected for VAT purposes

EPC Rating

EPC Rating: TBC



GVA

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May 2018

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