

**** New instruction ****

12 Groveland Court
London EC4

1,088 sq ft (101 sq m) approx

Location

Groveland Court is situated off Bow Lane, between Cheapside and Watling Street in the heart of the City, thereby offering immediate access to numerous pubs, bars and restaurants, the smaller specialist shops along Bow Street and Watling Street, as well as the mainstream retail offerings on Cheapside and at One New Change.

Bank (Central, Northern, Waterloo & City Lines & DLR), Monument (Circle and District), St Paul's (Central), City Thameslink and Cannon Street (Circle, District and Mainline Services) stations are close by.



Accommodation

Comprising of the entire 3rd floor, the offices have been refurbished and are offered in open plan.

Floor Area & Outgoings

Floor	FT ²	Rent	S/C	Est Rates	Total
3	1,088	£38,080	£10,147	£17,640	£65,867



Amenities

* Re-carpeted and redecorated * Perimeter trunking * Comfort cooling * Passenger lift * Entryphone System * 24 hour access

Terms

A new lease is available for a term by arrangement in the landlord's standard shortened format, thereby enabling legal formalities to be completed speedily.

Other Outgoings

The property has been elected for VAT.

The tenant's contribution toward buildings & other landlord's insurance equates to approx £840 for the current year.

The landlord requires payment of a one-off administration fee of £1,500 to cover preparation and agreement of the lease documentation by the solicitor and managing agents.

Possession

Immediately on completion of legal formalities.

Viewing: Strictly by appointment through joint sole letting agents:

Gale Priggen & Co T: 020 7404 5043

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