

Preliminary information

OFFICE FLOOR TO LET

**INVICTA HOUSE
108-114 GOLDEN LANE, LONDON EC1**

4,603 sq ft



- Location:** On the corner with Golden Lane and Banner Street. Barbican and Old Street stations are nearby. The shopping and eating facilities of Whitecross Street are a minute's walk.
- Accommodation:** The entire first floor which has been refurbished to provide open plan space.
- Note:** The entire second floor of 4,533 sq ft will be available in August.
- Amenities:** Air conditioning Shower
2 passenger lifts Bike storage
Raised floors
- Lease:** A new "contracted out" lease for a term by arrangement, direct from the freeholders.
- Rent:** £47.50 per sq ft per annum exclusive. VAT payable.
- Rates:** Estimated £17 per sq ft per annum for 2017/2018.
- Service charge:** Circa £5 psf pa payable.
- EPC:** C 68
- Viewing:** By appointment through:

**HILLER & PARTNERS
020 7430 2394**

Particulars are for guidance only. Subject to Contract & availability.

