

# 9-10 Tokenhouse Yard

## London EC2



8,665 sq ft

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### Location

9-10 Tokenhouse Yard is located in the heart of the City on the corner of Tokenhouse Yard and Copthall Buildings and in close proximity to Bank. There are extensive food, restaurant and retail amenities in the immediate area.

Transport connections are excellent with the building being a short walk from Bank and Moorgate stations. Moorgate station will benefit from the opening of the Elizabeth line.

### Description

The entire building is available, either self contained or on a floor by floor basis.

### Specification

- Self-contained
- 6-person passenger lift
- Air cooling

### Accommodation

Floor	Area (sq ft)
LG	1,538
Basement	1,947
G	1,689
1 <sup>st</sup>	1,819
2 <sup>nd</sup>	1,204
3 <sup>rd</sup>	468
<b>Total</b>	<b>8,665</b>



### VAT

The property has been elected for VAT

### Lease

A new short lease term of up to 2 years is available from the Freeholder.

### Quoting rent

£37.50 per sq ft

### Rates

£13.82 per sq ft

### Service Charge

£TBC per sq ft

### Viewing - strictly by appointment through:-

James Gillett  
Savills  
020 7409 8961  
[jgillett@savills.com](mailto:jgillett@savills.com)

Jade Dedman  
Savills  
020 7330 8617  
[jade.dedman@savills.com](mailto:jade.dedman@savills.com)

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