

TO LET
OFFICES (B1) GROUND & 5TH FLOORS
21 GREAT WINCHESTER STREET, LONDON, EC2N 2JA



Local Eateries

GALVIN
La Chapelle

CITY SOCIAL
KITCHEN & BAR

Restaurant

Story

CLUB GASCON

Ground Floor – 3425 SQ. FT. (318.19 SQ. M.)
5th Floor – 3273 SQ. FT. (304.07 SQ. M.)

LOCATION ([GOOGLE MAPS LINK](#))

21 Great Winchester Street is within the central core area of the City of London between the Bank of England and Broadgate. The building is located on the south side of Great Winchester Street close to the junction of Old Broad Street and London Wall. Liverpool Street Underground (Central, District & Circle Lines) and Mainline Station (Services to East London, Essex & East Anglia) is approximately 50 metres to the north. The property is surrounded by cafes and bars, world class restaurants and high end retail operators.

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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

DESCRIPTION

The property forms part of a six storey office building constructed around 1915 which underwent a significant refurbishment in 2008. Whilst it benefits from an impressive manned reception, for those that would prefer a self-contained option the Ground Floor offers its own separate entrance (externally to the right of the main reception). The 5th Floor can be accessed via two passenger lifts.

LEASE

A new effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

FINANCIALS

| Floor | Ground | 5th | Ground & 5th |
|---|-----------------|-----------------|-----------------|
| Size (sq. ft.) | 3,425 | 3,273 | 6,698 |
| Quoting/Passing Rent (p.a.) excl. | £214,063 | £227,474 | £441,536 |
| Estimated Rates Payable (p.a.) | £76,104 | £69,048 | £145,152 |
| Service Charge (p.a.) | £34,300 | £34,240 | £68,539 |
| Building Insurance (p.a.) | £1,606 | £1,672 | £3,278 |
| Estimated Occupancy Cost (p. a.) | £326,072 | £332,433 | £658,505 |

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquiries.

POSSESSION

Ground Floor - 30th November 2019
 5th Floor - 22nd September 2019

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC – Available Upon Request.

AMENITIES

RECEPTION:

- Concierge
- Signage Board
- Suspended Ceiling
- 2 x Passenger Lift
- Tiled Floors
- 2 x WCs
- 1 x Disabled Toilet

GROUND & 5th FLOORS:

- Separate Entrance (Ground Floor)
- Raised Floors
- Suspended Ceiling
- Carpeted Throughout
- Kitchenette
- Good Natural Light

VIEWINGS:

Strictly through Robert Irving Burns.

Henry Bacon

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