

## BECKET HOUSE, 36-37 OLD JEWRY LONDON EC2

**866 SQ FT (80.5 SQ M)**

**CITY CORE OFFICES AVAILABLE TO LET  
FROM MID MARCH 2016**



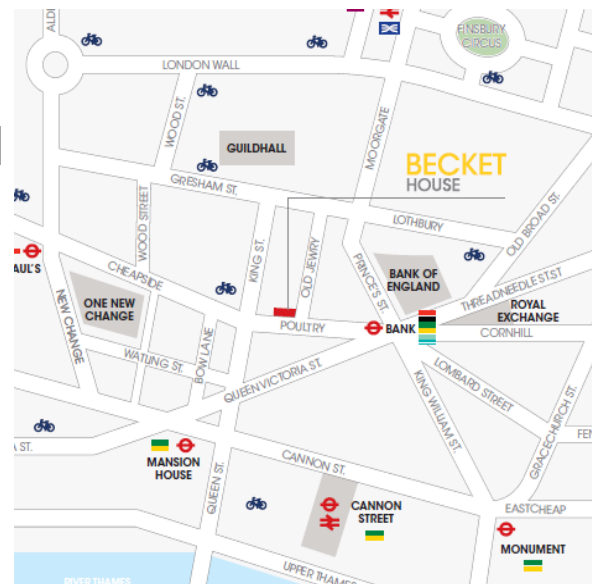
**Building reception**

### LOCATION:

The building benefits from an excellent City core location being located on the corner of Poultry and Old Jewry.

Bank Underground station is only a 2 minute walk and St Paul's Underground station is c. 4 minute walk.

The building is conveniently situated close to the vibrant areas of Cheapside, One New Change, Bow Lane and Royal Exchange, which provide fantastic leisure, retail and restaurant local occupiers.



### ACCOMMODATION AVAILABLE:

<b>2<sup>nd</sup> Floor Mezzanine</b>	<b>AVAILABLE FROM MID MARCH 2016</b>	<b>866 sq ft</b>	<b>(80.5 sq m)</b>
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## AMENITIES:

- \* Refurbished office
- \* Air conditioning
- \* Two passenger lifts
- \* Metal tile suspended ceiling
- \* Excellent City core location
- \* 24/7 access
- \* Commissionaire
- \* Male & Female WCs on each floor

## TERMS:

A new effective FRI lease is available for a term by arrangement directly from the landlord, 'outside the 1954 Landlord and Tenant Act'.

## RENT:

**Guide £55.00 per sq ft pa excl.**

The building is elected for VAT

## RATES:

Est. £12.54 per sq ft pa payable (2016/2017)

## SERVICE CHARGE:

Est. £11.45 per sq ft pa + VAT

## VIEWING:

Strictly by appointment with joint sole agents

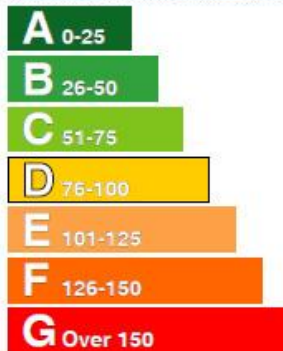
**Ingleby Trice on 020 7029 3610 and Deloitte on 020 7007 1000.**

## ENERGY PERFORMANCE CERTIFICATE

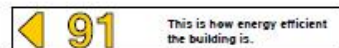
More energy efficient



Net zero CO<sub>2</sub> emissions



Less energy efficient



This is how energy efficient the building is.

# INGLEBY TRICE

## 020 7029 3610

**Veronika Sillitoe**

[v.sillitoe@inglebytrice.co.uk](mailto:v.sillitoe@inglebytrice.co.uk)

**Mark Brown**

[m.brown@inglebytrice.co.uk](mailto:m.brown@inglebytrice.co.uk)

[www.inglebytrice.co.uk](http://www.inglebytrice.co.uk)

**SUBJECT TO CONTRACT**

*All negotiations are subject to contract, receipt of satisfactory references and where appropriate, landlord's consent. All rents and prices quoted are exclusive of VAT. Caveat Emptor.*

February 2016