



STEPHEN
KANE & COMPANY

52 BOW LANE
LONDON
EC4M 9DJ

NEW LEASE

FULLY REFURBISHED TO A HIGH STANDARD

IMMEDIATE OCCUPATION

AVAILABLE AS A WHOLE OR INDIVIDUAL FLOORS (563-2285 SQ FT)



LOCATION

Newly refurbished office suites in a former warehouse with rich detailing in stock brick, red brick and stone, situated at the northern end of the pedestrianised Bow Lane in the heart of the City of London with views overlooking the striking windows of Wren's Church of St Mary-le-Bow. Mansion House Underground Station (Circle and District lines) has an entrance on Bow Lane via the pedestrian subway and also in close proximity are Bank Underground Station (Central, Northern and Waterloo & City lines) and St Pauls Underground Station (Central Line). The immediate area also benefits from numerous bus routes running along Cheapside and Queen Victoria Street together with a number of restaurants, shops, hotels and local amenities.

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AMENITIES

- Newly Decorated
- Self-contained
- Video / Telephone Intercom
- Superb Natural Light
- 4 x Unisex W/C Cubicles
- 2 x Unisex Shower Facilities
- 3 Phase 200 Amp Power
- LED Lighting
- Fully Air Conditioned (Comfort Cooling)
- Double Glazed Aluminium Windows
- Fibre Optic Internet
- Open Plan
- Fully Carpeted
- Passenger Lift

COSTS	Per Sq Ft
RENT	On Application
RATES 2019/20	To be assessed
SERVICE CHARGE	To be confirmed

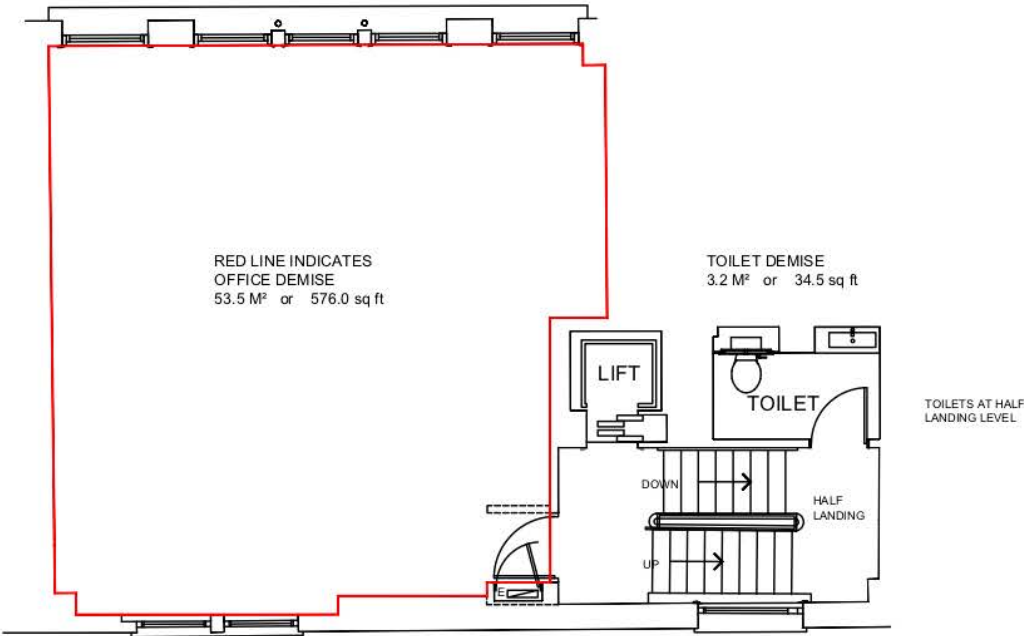
AREA	Sq Ft	Sq M
First	573	53.23
Second	576	53.51
Third	573	53.23
Fourth	563	52.30
TOTAL	2285	212.27

Terms

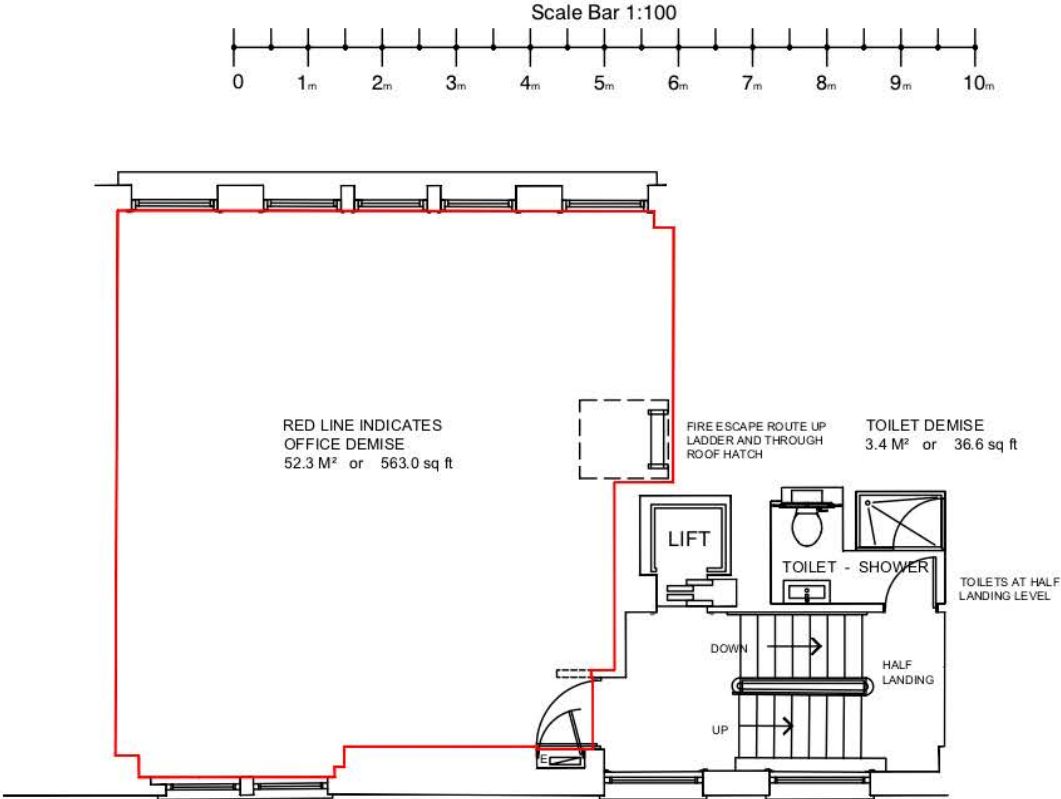
The premises are available by way of a new effectively full repairing and insuring lease for a minimum term certain of 5 years contracted outside the Landlord & Tenant Act 1954.



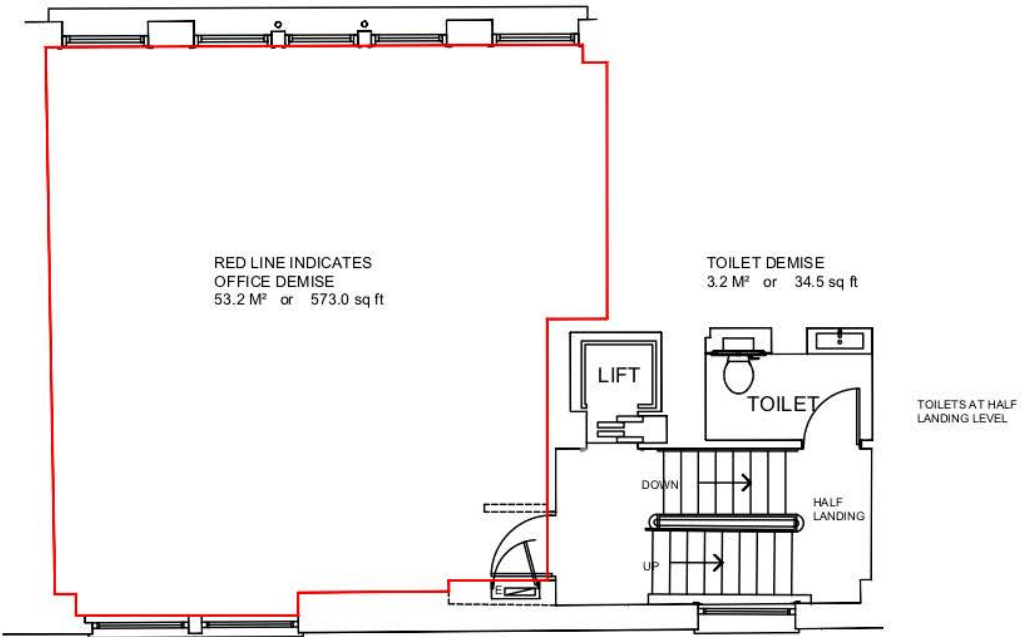
FLOORPLANS



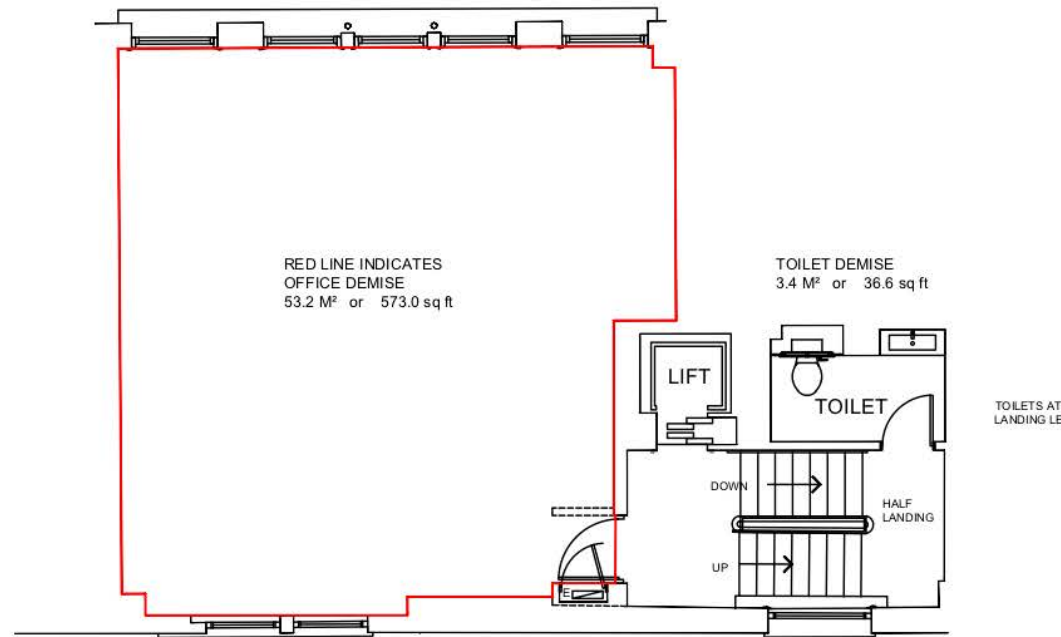
PROPOSED SECOND FLOOR PLAN



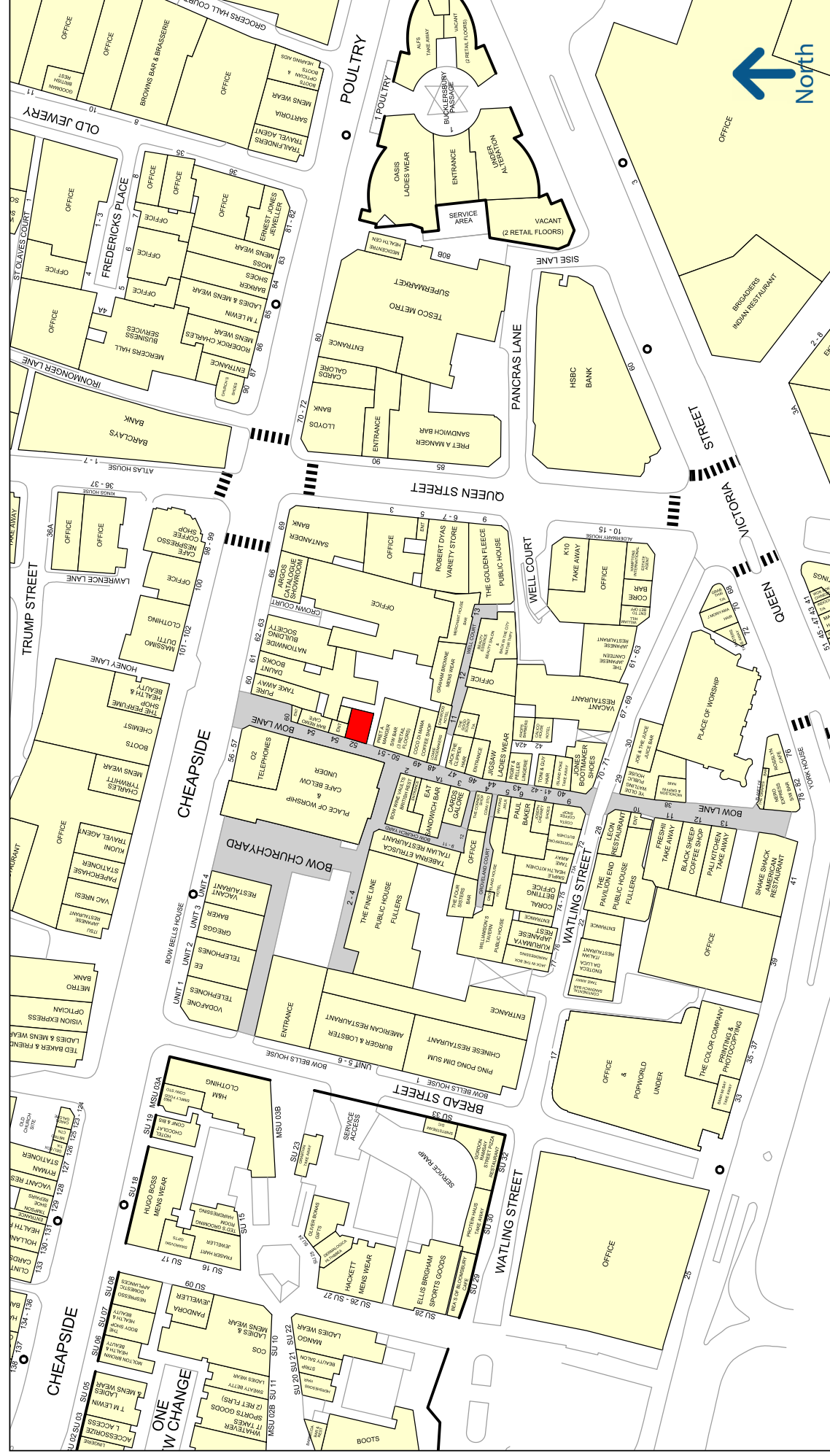
PROPOSED FOURTH FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



Experian Goad Plan Created: 01/02/2019
Created By: Stephen Kane and Co

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