

TO LET

London - John Stow House, 18 Bevis Marks
Refurbished office suites

Hartnell 
TaylorCook
LLP

Office

020 7491 7323



Location - EC3A 7JB

John Stow House is located on the north side of Bevis Marks, close to the junction with Creechurch Lane, in an established office location, in-between Liverpool Street (north), Aldgate (south) and Bank (west).

Transport links are excellent with underground, mainline and Crossrail services (from 2018) all within easy walking distance at Liverpool Street, Aldgate, Fenchurch Street and Bank stations.

Description

The available accommodation will provide open plan offices with excellent natural light. The floors will be refurbished to include a new air conditioning system, new plasterboard ceilings with feature lighting and raised floors.

The common areas include a commissionaire, lifts, w.c.'s showers and bike storage facilities.

Accommodation

The suites have the following approximate net internal area:-

Third Floor	349.13 sq m	3,758 sq ft
Fifth Floor	351.82 sq m	3,787 sq ft
Ninth Floor	224.55 sq m	2,417 sq ft

Tenure

Available by way of a new leases direct from the landlord.

Rent

Upon application.

VAT

The building is not elected for VAT.

Service Charge

£13.89 per sq ft.

Rates

Please verify the rates payable with the local authority.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing

For further information or to arrange an inspection, please contact:

Christopher Wright

Direct Dial: 0207 788 3818

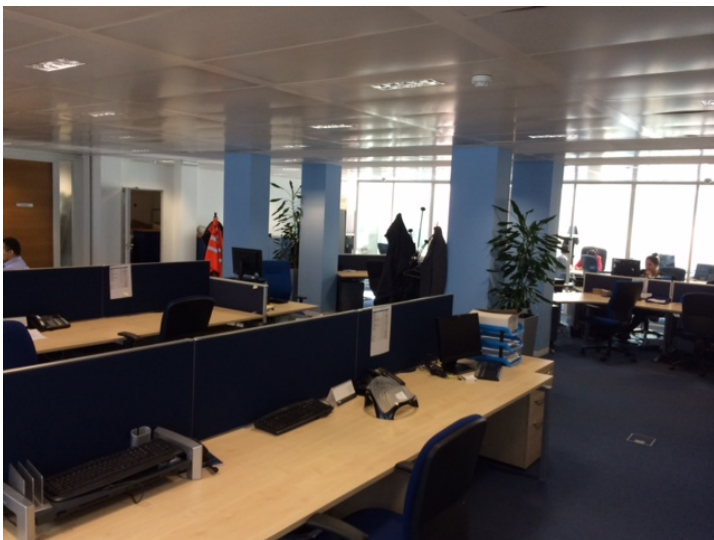
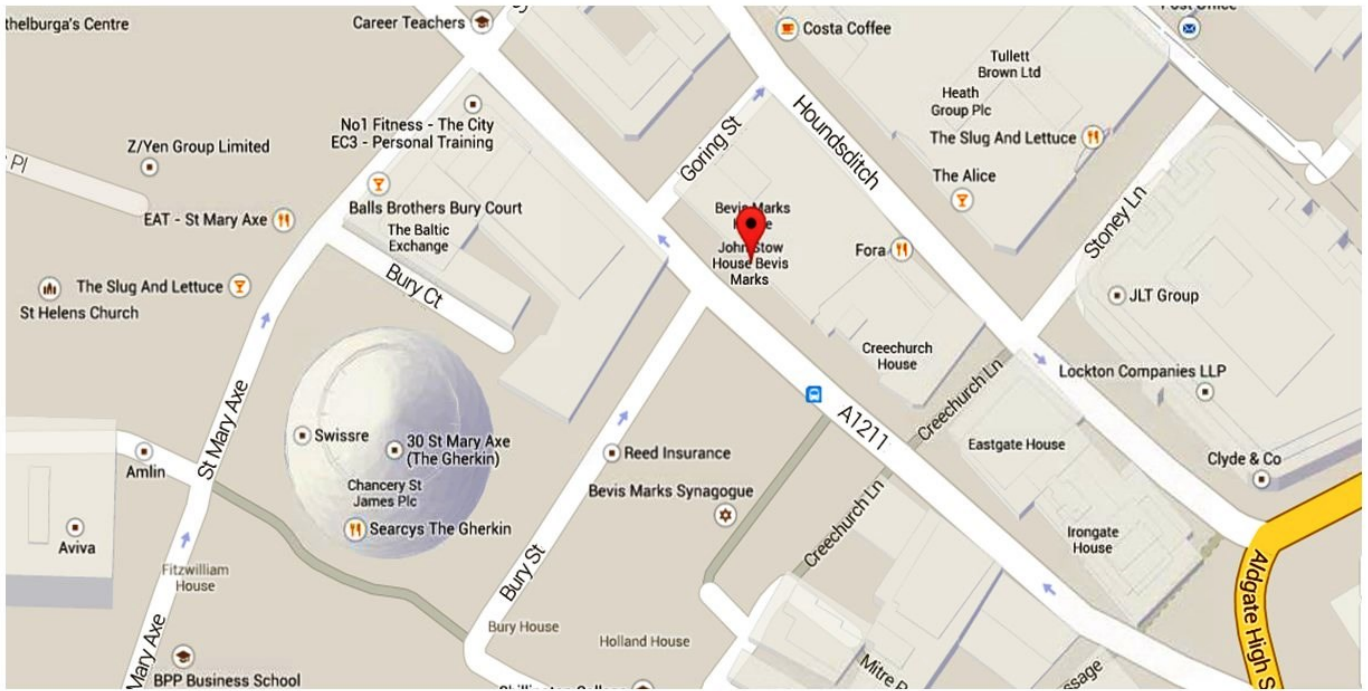
Mobile: 07884 865261

Email: christopher.wright@htc.uk.com

or

Newton Perkins - Harry Trotter - 020 7456 0729

email: ht@newtonperkins.com



Energy Performance Certificate HM Government

Office Area: John Stow House, 18 Bevis Marks, LONDON, EC3A 7UB

Certificate Reference Number: 0719-3048-0184-0600-2695

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbc/

Energy Performance Asset Rating

More energy efficient

A+ (Net zero CO₂ emissions)

A 0-25

B 26-50

C 51-75

69 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Natural Gas
 Building environment: Air Conditioning
 Total useful floor area (m²): 3903
 Building complexity: 4
 (NBS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

53 if newly built
154 if typical of the existing stock

SUBJECT TO CONTRACT

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