

**** Reduced rental ****

12 Groveland Court
London EC4

1,649 sq ft (153 sq m) approx

Location

Groveland Court is situated off Bow Lane, between Cheapside and Watling Street in the heart of the City, thereby offering immediate access to numerous pubs, bars and restaurants, the smaller specialist shops along Bow Street and Watling Street, as well as the mainstream retail offerings on Cheapside and at One New Change.

Bank (Central, Northern, Waterloo & City Lines & DLR), Monument (Circle and District), St Paul's (Central), City Thameslink and Cannon Street (Circle, District and Mainline Services) stations are close by.



Accommodation

Comprising of the entire 1st floor, the offices have been refurbished and are offered in open plan, with one private office/meeting room, plus kitchenette.

Floor Area & Outgoings

Floor	FT ²	Rent	S/C	Est Rates	Total
1	1,649	£65,135	£17,346	£26,300	£108,781



Amenities

* Re-carpeted and redecorated * Raised flooring * Comfort cooling * Passenger lift * Fitted galley kitchenette * Entryphone System * 24 hour access

Terms

A new lease is available for a term by arrangement in the landlord's standard shortened format, thereby enabling legal formalities to be completed speedily.

Other Outgoings

The property has been elected for VAT.

The tenant's contribution toward building insurance equates to approx £444 for the current year.

The landlord requires payment of a one-off administration fee of £1,500 to cover preparation and agreement of the lease documentation by the solicitor and managing agents.

Possession

Immediately on completion of legal formalities.

Viewing: Strictly by appointment through joint sole letting agents:

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