

**\*NEW INSTRUCTION\***

# 64 LONDON WALL, LONDON, EC2



**ECONOMICAL OFFICES IN A KEY LOCATION**  
**1,076 / 1,282 / 2,358 SQ FT TO LET**

**Tel: 020 7495 2728**

**Location** The property is located on the south side of London Wall between the junctions with Copthall Avenue and Throgmorton Avenue and within short walking distance of both Moorgate and Liverpool Street stations (Metropolitan, Hammersmith & City, Circle, Central and Elizabeth Underground lines and Mainline services).

**Description** Two newly redecorated and carpeted floors are available providing flexible and efficient office space having the following floor areas:

|              |                    |                    |
|--------------|--------------------|--------------------|
| Fourth floor | 1,076 sq ft        | 99.97 sq m         |
| Second floor | 1,282 sq ft        | 119.10 sq m        |
| <b>Total</b> | <b>2,358 sq ft</b> | <b>219.07 sq m</b> |

**Amenities**

|                   |                           |
|-------------------|---------------------------|
| * Central heating | * Underfloor trunking     |
| * Passenger lift  | * Suspended ceiling       |
| * Private toilets | * Excellent natural light |

**Lease** New leases are available for up to five years incorporating a mutual option to break effective 29 September 2027 and excluded from Section 24-28 of the Landlord & Tenant Act 1954 Part II.

**Rent** Fourth floor: £34,970 per annum exclusive (£32.50 per sq ft)  
Second floor: £41,665 per annum exclusive (£32.50 per sq ft)

**Rates** Fourth floor: £16,920 per annum exclusive (£15.72 per sq ft)  
Second floor: £22,137 per annum exclusive (£17.27 per sq ft)  
Interested parties are advised to make their own enquiries.

**S/Charge:** Fourth floor: £17,399 per annum exclusive (£16.17 per sq ft)  
Second floor: £20,730 per annum exclusive (£16.17 per sq ft)  
Further details on application.

**Total:** Fourth floor: £69,289 per annum exclusive (£64.39 per sq ft)  
Second floor: £84,532 per annum exclusive (£65.94 per sq ft)

**Legal Costs** Each party is to bear their own legal costs involved in the transaction.

**Viewing** By appointment through the joint sole agents:

|                      |                      |                        |
|----------------------|----------------------|------------------------|
| <b>DOUG GORDON</b>   | <b>JESSIE HIGH</b>   | <b>RICHARD WELLER</b>  |
| <b>FISHER GERMAN</b> | <b>FISHER GERMAN</b> | <b>GLINSMAN WELLER</b> |
| <b>07884 408136</b>  | <b>07467 727210</b>  | <b>07966 145256</b>    |