

**2 THROGMORTON AVENUE, LONDON EC2**  
**2<sup>ND</sup> FLOOR OFFICES – TO LET**  
**239.6 SQ M (2,579 SQ FT)**

25 HOSIER LANE  
LONDON EC1A 9DW

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📠 020 7248 7001

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

**LOCATION:**

The property is prominently situated at the northern end of this private thorough fare very close to the junction with London Wall. The area is well served by public transport with Liverpool Street station (Underground via the Central, Metropolitan, Circle and Hammersmith & City Lines and National Rail services) and Moorgate station (Northern, Metropolitan, Circle and Hammersmith & City and National Rail services) within close proximity.

**ACCOMMODATION:**

2 Throgmorton Avenue, opposite the Livery Hall of The Worshipful Company of Carpenters, comprises an office building arranged over ground and five upper floors. The second floor accommodation benefits from the following amenities:-

- Four-pipe fan coil air conditioning
- Metal tile suspended ceiling
- Category II lighting
- Raised access floors
- Secondary glazing
- Demised male and female WCs

The floor totals approximately 239.6 sq m or 2,579 sq ft.

**LEASE:**

A new lease is available directly from the freeholder for a term by arrangement.

**RENT:**

£101,870 per annum exclusive (£39.50 per sq ft).

**RATES:**

The current rateable value is £79,500 and the fully occupied rates liability for 2009/2010 is estimated at £38,876 per annum (£15.07 per sq ft).

**SERVICE CHARGE:**

The current service charge is approximately £20,000 per annum (£7.75 per sq ft).

**LEGAL COSTS:**

Each party to bear their own costs.

**VAT:**

The building has been elected for VAT, and therefore VAT will be payable on the rent

**FURTHER INFORMATION/VIEWING:**

For further information or to arrange a viewing, please contact the sole agents.

**DANIEL WATNEY:**

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