

2 THROGMORTON AVENUE, LONDON EC2
GROUND, 1ST & 2ND FLOOR OFFICES – TO LET
1,366 SQ FT – 6,615 SQ FT (126.8 SQ M – 614.2 SQ M)

25 HOSIER LANE
LONDON EC1A 9DW

☎ 020 7246 5000

📠 020 7248 7001

www.danielwatney.co.uk

LOCATION:

The property is prominently situated at the northern end of this private thoroughfare 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, situated directly opposite the Livery Hall of The Worshipful Company of Carpenters, comprises an office building arranged over ground and five upper floors. The available accommodation is arranged over the ground, first and second floors and benefits from the following amenities:-

- Four-pipe fan coil air conditioning
- Metal tile suspended ceiling
- Category II lighting
- Raised access floors
- Secondary glazing
- Storage space available

The approximate net internal floor areas are as follows:

Ground floor	127 sq m or 1,366 sq ft
First Floor	248 sq m or 2,670 sq ft
Second Floor	239 sq m or 2,579 sq ft
Total	614 sq m or 6,615 sq ft

LEASE:

The floors are available either separately or together on new leases direct from the landlord (The Carpenters' Company) for a term by arrangement.

RENT:

Ground floor - £29.50 per sq ft per annum exclusive of VAT
1st & 2nd floor - £34.50 per sq ft per annum exclusive of VAT

RATES:

The fully occupied rates liability for 2009/2010 is estimated at approximately £15.00 per sq ft.

SERVICE CHARGE:

The current service charge is approximately £6.40 per sq ft for the 1st & 2nd floors, ground floor to be confirmed.

FURTHER INFORMATION/VIEWING:

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

DANIEL WATNEY:

Contact: Richard Garner	Contact: Ben Ashby
DDI: (020) 7246 5018	DDI: (020) 7246 5028
Email: rgarner@danielwatney.co.uk	Email: bashby@danielwatney.co.uk

Web Site: www.danielwatney.co.uk