

8-9 LOVAT LANE LONDON EC3
REFURBISHED OFFICES TO LET (99.7 - 740.8 sq m)

8

8-9 LOVAT LANE LONDON EC3

- **Comprehensively refurbished**
- **Comfort cooled throughout**
 - Underfloor trunking
 - 8 person passenger lift
- **Impressive reception area**
 - Fully carpeted
 - 24 hour access



LOCATION

The building is located on the west side of Lovat Lane, midway between its junction with Eastcheap and Monument Street. Monument and Bank underground stations are close by.

ACCOMMODATION

The property has been completely refurbished and floors are available individually or in any combination thereof. The ground and basement will, however, remain together, being interlinked with an internal staircase and providing a total of approx. 2,431 sq.ft. This unit is potentially of interest to D1 users (subject to consent etc.)

Floor	Sq ft	Sq m
Fourth	1,073	99.7
Third	1,395	129.6
Second	1,537	142.8
First	1,538	142.9
Ground*	1,238	115.0
Basement*	1,193	110.8
TOTAL	7,974	740.8

*Possible D1 use

LEASE

A new lease(s) for a term by arrangement will be granted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, Part II (as amended).

RENT

Upon application.

LEGAL COSTS

Each party to bear their own legal costs.

NOTICE

The landlord follows the Code of Practice for commercial leases in England and Wales in lease negotiations and applicants are encouraged to familiarise themselves with this code. Offers for the property on other lease terms will be considered.

VIEWING

Strictly by appointment with the sole agents -



Chris Sutcliffe - 020 7456 0706
e-mail: crs@newtonperkins.com

Jonathan Beilin - 020 7456 0727
e-mail: jb@newtonperkins.com