

**TO LET**

## COMFORT COOLED OFFICE SUITE LONDON EC2



**800 SQ FT (74.32 SQ M)**

**8/9 New Street  
London  
EC2M 4TP**

### Location

The property is situated on the northern side of New Street, just east of the junction with Bishopsgate and within a very short walk of Liverpool Street Station.

### Accommodation

The accommodation comprises a fifth floor office suite of 800 sq ft (to be decorated) and which has been divided by glazed partitioning to provide a meeting room and entrance lobby/reception area.

### Amenities

- Automatic lift
- Perimeter trunking
- Glass meeting room
- To be decorated
- Comfort cooling
- Suspended ceiling
- Data cabling
- Tea point

### Lease

A new effective full repairing and insuring lease for a term by arrangement at an annual rent of £50,000 pax. The lease is to be contracted out of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

### Legal Costs

Each party is to be responsible for their own legal costs.

### Possession

Upon completion of legal formalities.

### Rates

According to the VAT website the floor has a rateable value of £35,750. Interested parties are advised to make their own enquiries of the local authority.

### Service Charge

Currently c. £4,300 per annum.

### Energy Performance Certificate (EPC)

According to the Government's online EPC register the premises have an Energy Performance Asset Rating of E(106). A full copy of the EPC is available on request.

### Further Information and Viewings

For further information or to arrange an inspection, please sole agents Aston Rose:

**James Brown**

020 7079 1968

[jamesbrown@astonrose.co.uk](mailto:jamesbrown@astonrose.co.uk)

**Phil Richards**

020 7409 9440

[philrichards@astonrose.co.uk](mailto:philrichards@astonrose.co.uk)

*Subject to Contract*

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

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[colintg@astonrose.co.uk](mailto:colintg@astonrose.co.uk)

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[timrichards@astonrose.co.uk](mailto:timrichards@astonrose.co.uk)

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[robcragg@astonrose.co.uk](mailto:robcragg@astonrose.co.uk)

#### Valuation & Expert Witness

[duncanpreston@astonrose.co.uk](mailto:duncanpreston@astonrose.co.uk)