

To Let

Part 4th Floor (East) 720 Sq Ft 39 Houndsditch, London, EC3A 7DB



Accommodation:

Self-contained, fully refurbished open plan Part 4th Floor with a contemporary feel, in a building with well-maintained common parts and spacious entrance hall.

Location:

Situated midway along Houndsditch the building is only a few minutes' walk from both Liverpool Street and Aldgate Stations, located in the hub of a rapidly changing part of the City of London with a number of landmark office schemes such as One Creechurch Place, 60 St Mary Axe and the St Botolph Building.

Great public amenity space at Aldgate Square is close by.

Retailers nearby include Sushisamba, Duck & Waffle, All Bar One, Pret A Manger, Haz restaurant, Boots Chemist alongside a variety of independent food and coffee bars.

Floor Area:

Part 4th Floor: 720 sq. ft. 66 sq m N/A 798 sq. ft. IPMS



Aldgate Square

Terms:

A new lease is available direct from the Landlord.

Rent:

£47.50 per sq. ft.p.a.x.

Rates:

Est. £13.00 per sq.ft.p.a. (2020 /2021)

Service Charge:

Estimated at £10.00 per sq. ft p.a.x. exclusive

VAT:

The building is elected for VAT.

Amenities:



Passenger
Lift



Raised
Floors



Air Con



Showers



Kitchenettes

EPC: Rating C



Liverpool Street Station

Peter Thomas

t: 0207 367 5395

e: pthomas@matthews-goodman.co.uk

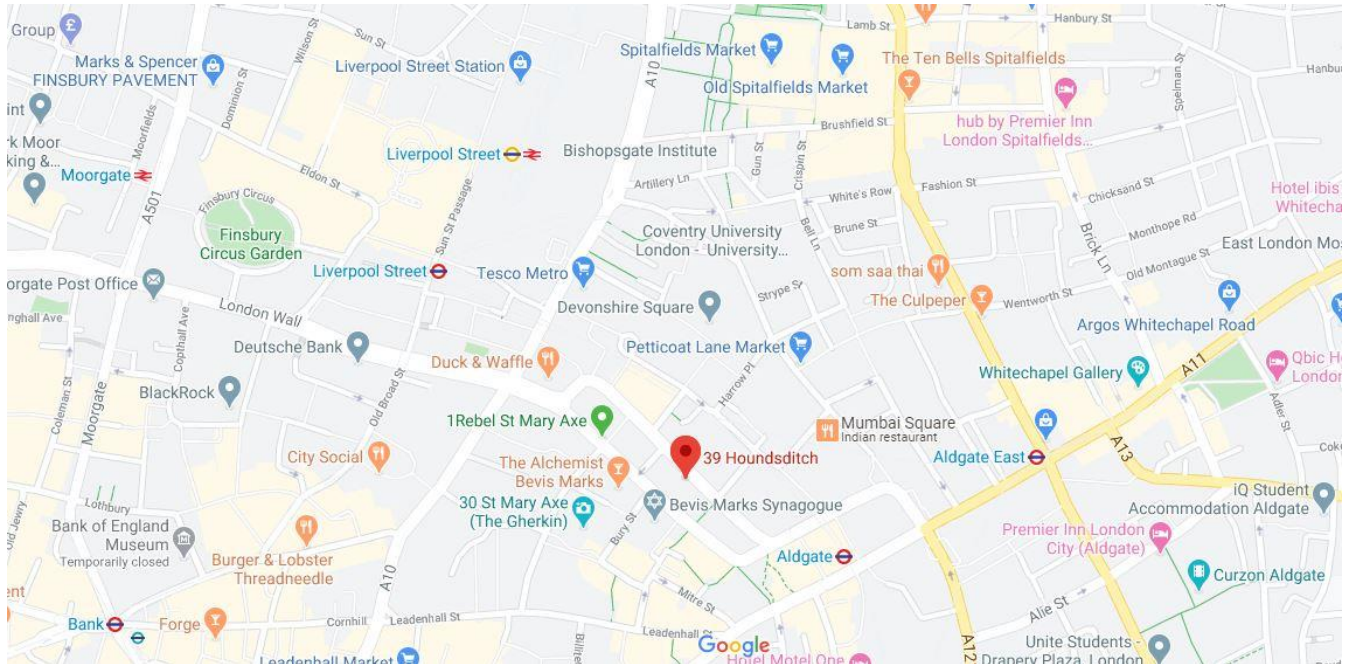
Harry Whitaker

t: 020 7747 3110

e: hwhitaker@matthews-goodman.co.uk

To Let

Part 4th Floor (East) 720 Sq Ft
39 Houndsditch, London, EC3A 7DB



DISCLAIMER

Matthews & Goodman as agent for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content, however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) All floor areas have been measured and calculated in accordance with the RICS property measurement (incorporating IPMS) 1st Edition, May 2015, Office space has been measured to IPMS 3 - Office, unless otherwise stated. 7) Date of Publication: August 2020.