

SMALL OFFICE/D1 (MEDICAL) SUITE

TO LET

206-210 BISHOPSGATE, LONDON EC2M 4NR

524 FT² (48.6 M²)

LOCATION

The property is located in a very prominent position on the east side of Bishopsgate, at the junction with Middlesex Street. The building is located opposite the Broadgate office complex, and is a 2-minute walk from Liverpool Street mainline and London Underground station. It is well located for a significant range of shops, restaurants and licensed premises. Spitalfields Market is within a 5-minute walk to the north east.

DESCRIPTION

This office is on the second floor of the building and is fitted with perimeter trunking and electric heating. A single WC is located on the floor of the building. This office would ideally suit a small professional business or a medical occupier, subject to necessary consents.

AMENITIES

- Prominent Bishopsgate Location
- Close to Liverpool Street Station
- Perimeter Trunking
- Electric Heating
- Carpeted
- Flexible Lease Terms
- Suitable for Medical Users

ACCOMMODATION

Office	Net Internal Areas	Rent Per Annum
Second Floor	524 ft ² (48.6 m ²)	£15,000

LEASE

A new lease is available on flexible terms to be agreed, to be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.



PLANNING AND RATING

Corporation of London: The space has a dual planning use within use class B1 (offices) and D1 (medical or health services)
Ratable Value: £8,050 2011/2012
Rates Payable: £3,485 2011/2012

LEGAL COSTS

The landlord's legal costs in preparing any lease agreement to be borne by the ingoing tenant.

VIEWING

Strictly by appointment with sole agents Strettons
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