

SHOP TO LET - SUBJECT TO VACANT
POSSESSION

LONDON EC3 – 25 FENCHURCH AVENUE

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Location

The unit is located on the eastern side of Fenchurch Avenue at the junction with Billiter Street and in close proximity to Fenchurch Street and 120m from Fenchurch Street station.

The area benefits from a high office density. The shop is also located opposite Fen Court, encompassing 425,000 sq ft of offices due for completion in January 2018.

Accommodation

The premises comprise the following net internal floor areas:-

Ground Floor:
1,165 ft² 108.2 m²

Rent

£95,000 per annum exclusive

Lease

The premises are offered by way of new effective full repairing and insuring lease for a term to be agreed from 18th January 2018.

The lease will be contracted outside of the security of tenure of the Landlord and Tenant Act 1954, subject to five yearly upward only rent reviews.

Rates payable

Rates Payable (2017/2018)
£47,124 per annum

Further details are available from www.voa.gov.uk

EPC

Available upon request.

Legal costs

Each party to bear its own costs.

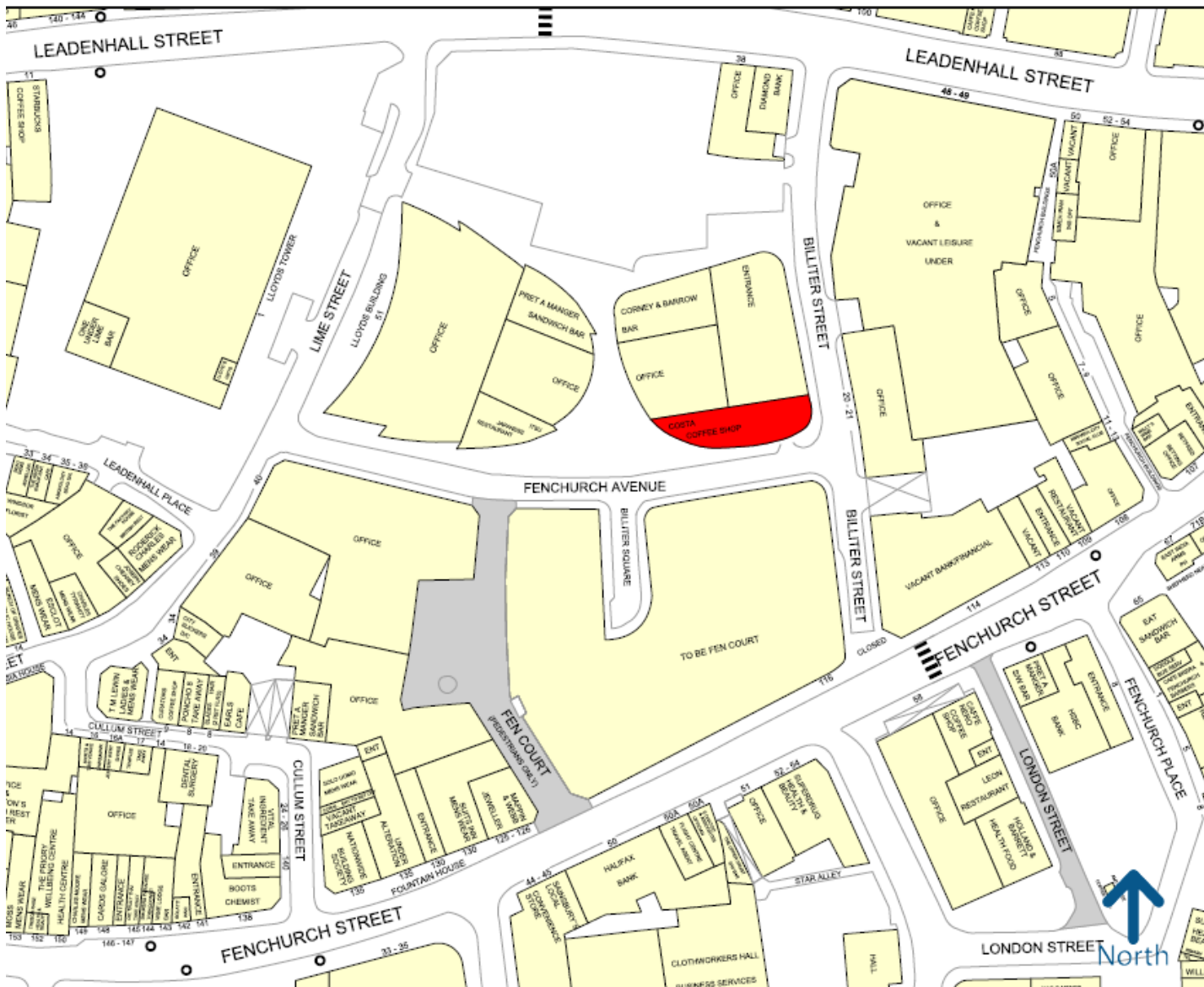
Nearby occupiers

CORNEY & BARROW
INDEPENDENT WINE MERCHANTS-1780

JOSEPH CHEANEY & SONS

ORGANIC COFFEE
RET
NATURAL FOOD

SUITSUPPLY



Experian Goad Plan
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 Ordnance Survey 100017316

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