

**WILTSHIRE
DANIELS**

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TURN KEY OFFICES TO LET



**Ground and Basement 2,380 sq ft
12 Appold Street, EC2.**

**LOCATION**

Situated on the junction of Appold Street and Pindar Street, the area is well served by public transport with Liverpool Street mainline and underground station being in very close proximity.

The area enjoys a selection of various restaurants and retailers being a hub location in the City of London.

ACCOMMODATION

The building was extensively refurbished to provide air conditioned office accommodation approached via a modern spacious newly refurbished manned reception area.

The ground floor is fully fitted being mainly open plan with two private offices whilst the basement is configured as offices and meeting rooms with the following approximate floor areas:

Ground floor	1,972 sq ft	(183.20 sq m approx.)
Basement	408 sq ft	(37.90 sq m approx.)
TOTAL	2,380 sq ft	(221.11 sq m approx.)

AMENITIES

2 minute walk from Liverpool Street station
Newly refurbished spacious modern manned entrance hall
Air conditioned
Fitted kitchen
Furniture and phones available
Floor to ceiling windows
Showers and bike storage

LEASE

Assignment of a lease expiring on the 7th December 2020 subject to a tenant only break in December 2018 or possibly a short term sub-let to December 2018.

RENT

£113,628 per annum i.e. £47.74 per sq ft overall

RATES

£15.39 per sq ft

SERVICE CHARGE

£11.85 per sq ft

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

By appointment through sole agents, Wiltshire Daniels

Contact Daniel Isaacs on 020 7529 5559
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