

NEW INSTRUCTION

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**9A DEVONSHIRE SQUARE,
BENGAL WING, EC2**

FULLY FITTED OFFICES



CGI for indication purposes only

PART 5th FLOOR

1,351 sq ft (125.51 sq m)

**CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS**

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

LOCATION: The property is situated within the Devonshire Square development, a short walk from Liverpool Street Underground (Circle, Hammersmith and City, Metropolitan and Central Lines) and National Rail station. The area is extremely well served by numerous hotels, restaurants and shops.

DESCRIPTION: The available accommodation is arranged over the part fifth floor overlooking New Street. The suite measures approximately 1,351 sq ft (125.51 sq m) and is fully fitted to provide a reception area, 3 x meeting rooms / private offices, kitchenette, post room and an open plan area for 6 desks (a floor plan is available).

AMENITIES:

* Commissionaire	* Kitchenette
* Two twelve-person passenger lifts	* Fully Fitted
* Air conditioning	* Exposed timber beams
* Fully accessible raised wooden floor	* Vaulted ceiling

TERMS: By way of an assignment for a term until 22nd April 2018 subject to a tenant only break option in April 2013 and rent review in October 2013.

Alternatively we can offer a new sublease for a term until April 2013.

Any lease will be contracted outside the Landlord & Tenant Act, 1954.

RENT: An effective rent of £35.00 per sq ft per annum exclusive

RATES: Based on information provided by the local authority, we are advised the rates payable for the year commencing 1 April 2010 to be approximately £12.78 per sq ft per annum. Interested parties are advised to make their own enquiries.

SERVICE CHARGE: To be confirmed

TIMING: On completion of legal formalities.

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

VIEWING: **Strictly by appointment through sole agents:**

Ashwell Rogers

Ben Lansman	Richard Williams
020 7758 3287	020 7758 3287
07843 590 387	07966 106 833
benlansman@ashwellrogers.com	richardwilliams@ashwellrogers.com

Subject to contact
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