

New Instruction

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PLUG AND PLAY OFFICES TO LET

LION HOUSE 145 CURTAIN ROAD LONDON EC2



Ground floor reception



Lower ground floor meeting

IDEAL FOR MEDIA COMPANIES

**1,650 SQ FT
(153.29 SQ M)**

**CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS**

25/26 Albemarle Street London W1S 4HX F.020 7629 9887

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 building is located on the west side of Curtain Road at its northern end, close to the junction with Old Street. The area benefits from good transport links with Old Street (Northern Line) and Liverpool Street (Central, Hammersmith & City, Circle and Metropolitan Line) Underground Stations both being within walking distance. Numerous bus routes also pass along nearby Shoreditch High Street. The building is located outside of the congestion charge zone as is the nearby NCP car park on Great Eastern Street.

DESCRIPTION: The part second floor provides 1,650 sq ft (153.29 sq m) of open plan office accommodation benefiting from a boardroom, wood strip flooring and excellent natural light throughout.

AMENITIES:

* Entryphone System	* Comfort Cooling
* IT Support	* Perimeter Trunking
* Telephone Answering Service	* Wood Flooring
* Spot Lighting	* Kitchenette
* Manned Reception	* Meeting Rooms Available

TERMS: A new sublease is available for a term to expire September 2010 outside the Landlord and Tenant Act.

RENT: £29,700 per annum exclusive. Inclusive terms are available.

RATES: Business rates payable for the year commencing April 2008 equate to approximately £6.93 per sq ft. Tenants are advised to make their own enquiries.

LEGAL COSTS: Each party is to bear their own legal costs.

VIEWING: By appointment through joint sole agents Ashwell Rogers and Anton Page.

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February 2009