

020 7529 5300

ASHWELL
ROGERS

CHARTERED SURVEYORS

67-69 LINCOLN'S INN FIELDS LONDON WC2



LAST REMAINING FLOORS 2,799 - 7,051 SQ FT (260.03 – 655.05 SQ M)

Location

The building is located on the North West corner of Lincoln's Inn Fields and also incorporates frontages to Kingsway, Remnant Street and Gate Street. Holborn underground station (Central and Piccadilly lines) is close by and the area is served by a wide ranged of shops, restaurants, bars and hotels.

www.ashwellrogers.co.uk

25/26 ALBEMARLE STREET MAYFAIR LONDON W1S 4HX FAX 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.

Description The building has just been the subject of extensive refurbishment to provide high quality offices accessed via a newly created reception area fronting onto Remnant Street. The lower ground to third floors inclusive are under offer leaving only the following remaining:

Fifth Floor	2,799 sq ft	(260.03 sq m) (under offer)
Fourth Floor	4,252 sq ft	(395.02 sq m)
Total	7,051 sq ft	(655.05 sq m)

Amenities VRV Comfort Cooling
Perimeter Trunking – Fourth floor
Excellent Natural Light
Secondary Glazing
Metal Tiled Suspended Ceilings
Raised Floor – Fifth floor
Passenger Lift
Sky Lights – Fifth floor

Terms New leases are available for a term by arrangement subject to five yearly upward only rent reviews at a rent to be agreed.

Rent Fifth floor £110,500 per annum exclusive
Fourth floor £159,500 per annum exclusive
Total £270,000 per annum exclusive

Rates Based on information provided by the local authority, we estimate rates payable for the year commencing 1 April 2006 to be approximately £12.00 per sq ft. Interested parties are advised to make their own enquiries.

S/Charge To be confirmed

Occupation Upon completion of legal formalities.

Legal Costs Each party is to bear their own legal costs involved in the transaction.

Viewing By appointment through sole agents Ashwell Rogers:

Richard Weller
020 7529 5306

Richard Williams
020 7529 5305

June 2006

