



17 Devonshire Square

London, EC2M 4SQ

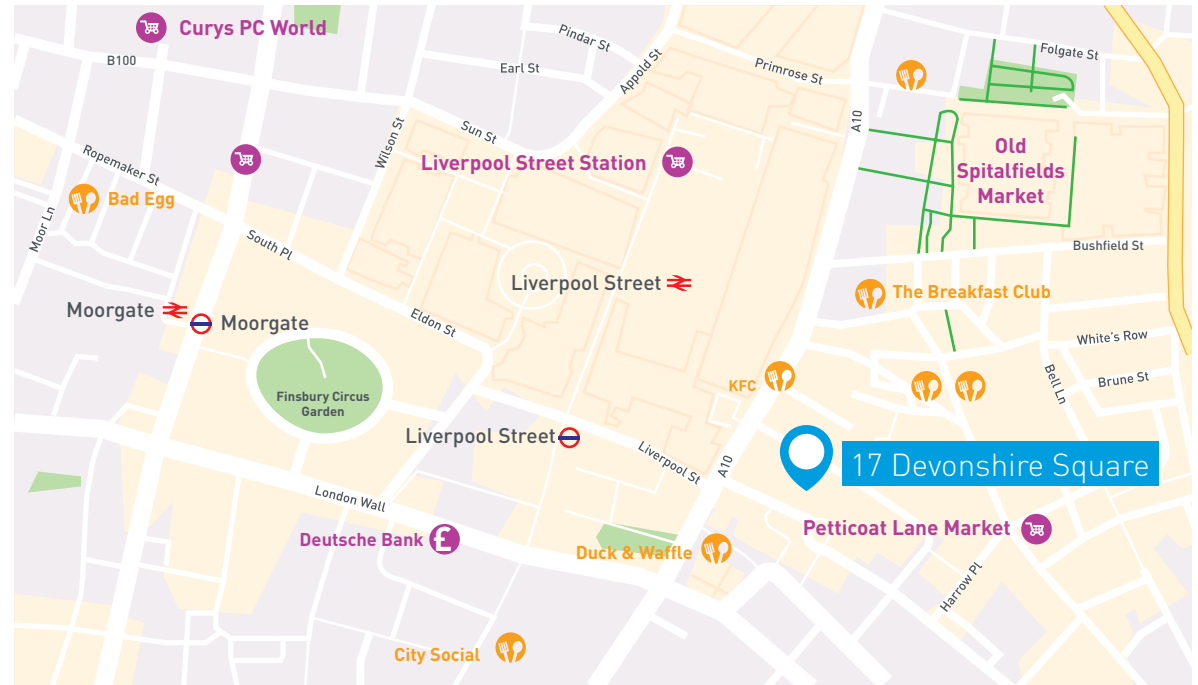
- Fully Fitted Office to Let
- Self-contained over Ground & Lower Ground Floors
- 3,715 Sq Ft / 348 Sq M

LOCATION

Devonshire Square, a five-acre campus benefits from a City location with a contemporary image. Close to the amenities of The City of London such as Broadgate Circle, as well as the lively Spitalfields Market and all that East London has to offer.

Transport connections around Devonshire Square are exceptional, with Liverpool Street Station just a one minute walk away, and the Elizabeth Line to be completed in 2018.

The square itself, centred around a glass covered courtyard, offers an array of eateries, shops and leisure facilities.



DESCRIPTION

This prominent corner building has recently been extensively refurbished and re-built to provide contemporary office space, finished in bronze, exposed brickwork and polished concrete.

The Ground & Lower Ground Floors, have recently been fitted out to a high standard and offer a self-contained entrance as well as a mixture of open plan spaces, meeting rooms and break out areas.

AMENITIES

- Fully fitted
- Self-contained
- 56 Open plan workstations
- 3x Interview rooms
- 1x large boardroom
- Executive Office
- Large kitchen/breakout space
- Cycle Racks & Showers
- VRF Air-conditioning

ACCOMODATION

	sq ft	sq m
Ground	1,563	145
Lower Ground	2,152	200
Total	3,715	345

LEASE TERMS

Available by way of either:

- Sublease to expire September 2022 (set outside sections 24-28 of the Landlord & Tenant Act 1954 part II)
- Assignment of existing lease to expire August 2027, subject to a tenant only break and rent review in August/September 2022 (set outside sections 24-28 of the Landlord & Tenant Act 1954 part II)
- By way of a new lease, direct from the landlord

RENT:

Sublease: £55 per sq ft, PAX

Assignment: Passing rent £45.08 per Sq Ft

Premium offers invited

BUSINESS RATES:

£18.09 per sq ft

SERVICE CHARGE:

£15.76 per sq ft

EPC:

TBC

VIEWING AND FURTHER INFORMATION

By appointment through Sole Agents GL Hearn

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FLOORPLANS

Ground Floor



Lower Ground Floor



Important Notice

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