

Self-Contained Ground & Lower Ground Floors 10-13 Lovat Lane, London, EC3



Transport Links

- 0.10 miles from Monument
- 0.60 miles from London Bridge
- 0.50 miles from Tower Hill
- 0.30 miles from Bank

Lease

Available by way of a sublease or assignment to 17th October 2028.

Rent

£42.50 per sq ft (Blended)

Service Charge (2023/2024)

Estimated at £3.34 per sq ft

Accommodation

Part Ground Floor	560 sq ft	52.03 m ²
Part LG Floor	372 sq ft	34.56 m ²
Total	932 sq ft	86.59 m²

Rates Payable (2023/24)

Estimated at £13.95 per sq ft

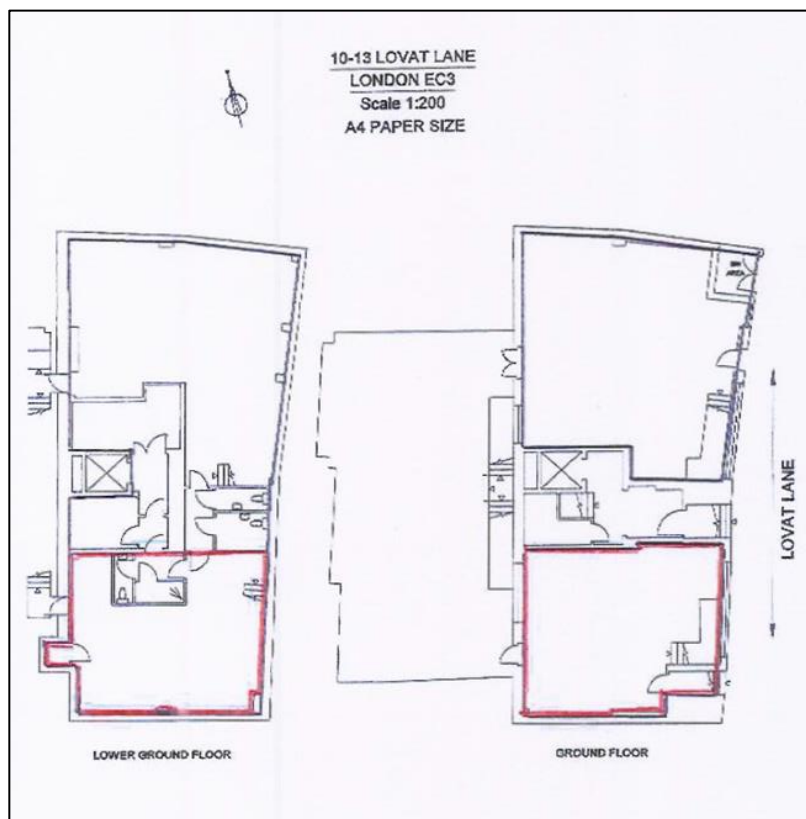
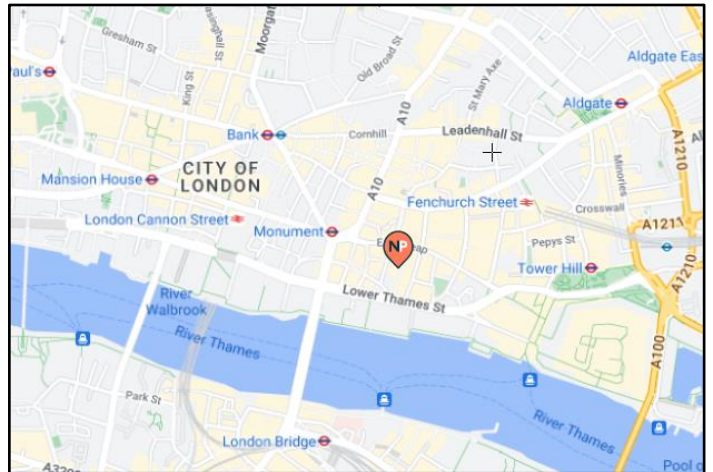
However, all interested parties should make their own enquiries.

VAT

The building has been elected for VAT

Amenities

- Air conditioning
- Perimeter and underfloor trunking provision
- Meeting room
- Kitchen/breakout
- Suspended ceiling
- Self-Contained with dedicated entrance at Ground Floor
- Located on a pedestrianised street
- Lower Ground and Ground floor units with interconnecting staircase
- Dedicated WC & Shower
- EPC Rating C.



Indicative Floor Plans

Newton Perkins

Nick Russell-Smith – 07918 588 107
E-mail: nrs@newtonperkins.com

Alice Wiley – 07546 695 724
E-mail: aw@newtonperkins.com

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

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