

BURGON HOUSE

2 Burgon Street EC4



2nd Floor Office to Let

464 sq ft

PICKTHORN

020 7621 1380

24 LIME STREET LONDON EC3M 7HS
TELEPHONE 020 7621 1380 • FACSIMILE 020 7283 1257
email: action@pickthorn.co.uk

Location:

Located in a conservation area, Burgon Street is easily accessible to Blackfriars and St Paul's Underground stations and several mainline stations.

There are restaurants and wine bars, shops and beauty salons immediately nearby including the Paternoster precinct and 1 New Change shopping centre.

Accommodation:

The property is a period building. The interior has been recently refurbished in a modern style to a high standard.

2nd floor - 464 sq ft (43.12 sq m)

Amenities:

- | | |
|---|--|
| <input type="checkbox"/> Comfort cooling & central heating | <input type="checkbox"/> Video entry phone |
| <input type="checkbox"/> Perimeter trunking & Cat 5 cabling | <input type="checkbox"/> Kitchenette |
| <input type="checkbox"/> Fibre optic broadband | <input type="checkbox"/> Entrance lobby & lift |
| <input type="checkbox"/> Cat 2 lighting | <input type="checkbox"/> Excellent natural light |
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Lease:

A new lease is available direct from the landlord for a period by arrangement on internal repairing and insuring terms excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

Outgoings:

Rent (excl VAT)	£17,500 pa
Rates payable 2010/2011 (incorporating transitional & small business relief)	£3,474 pa
Service Charge	£4,176 pa

Viewing:

For further information of viewings please contact the letting agents:

Luke Wild / James Pickthorn

T: 020 7621 1380

F: 020 7283 1257

E: luke.wild@pickthorn.co.uk

E: james.pickthorn@pickthorn.co.uk