

**OFFICE TO LET | 2,232 sq ft**



### Location

Salisbury House is located in a prime City core location on the north side of London Wall, overlooking The City's largest garden square, Finsbury Circus. Its position provides excellent transport links, located only minutes from Bank, Moorgate and Liverpool Street Stations.

The newly developed station entrance at Moorgate (Crossrail Liverpool Street West) will provide not only exceptional rail links to the West End and beyond, but the local vicinity will also benefit from a new public realm. This will provide, among other improvements, a pedestrianised public space between new Union Street and London Wall and the expansion of public footway space.

### Description

This very well laid out 'plug and play' office suite is located on the south side of the building and is available for either a two year term at a competitive rental level or a new lease from the freeholder.

The suite currently provides a smart reception area, two meeting rooms (with concertina / opening dividing wall), a fully fitted kitchen and open plan working areas.

### Ray Walker, Partner

📞 020 7025 1399

Joint Agents: Ingleby Trice: Mark Brown - 020 7029 3610

### Floor Areas

Floor	sq ft	sq m
1st Floor (part)	2,232	207.36
<b>TOTAL (approx.)</b>	<b>2,232</b>	<b>207.36</b>

\*Measurement in terms of \*NIA

### London Wall

The London Wall was built by the Romans in the 2nd century to protect the old Roman City of Londinium. The wall stretched for two miles around the ancient City, from what is now known as Tower Hill in the East to Blackfriars Station in the West. Despite being affected by the Great Fire of London and both World Wars, parts of this wall still remain.

The area surrounding London Wall is regarded as the capital's hub for many financial institutions. It is also close to some of the capital's most famous landmarks, including St Paul's Cathedral, Tower of London and the Museum of London.

### Suzy Link, Agency Surveyor

📞 020 7025 8940

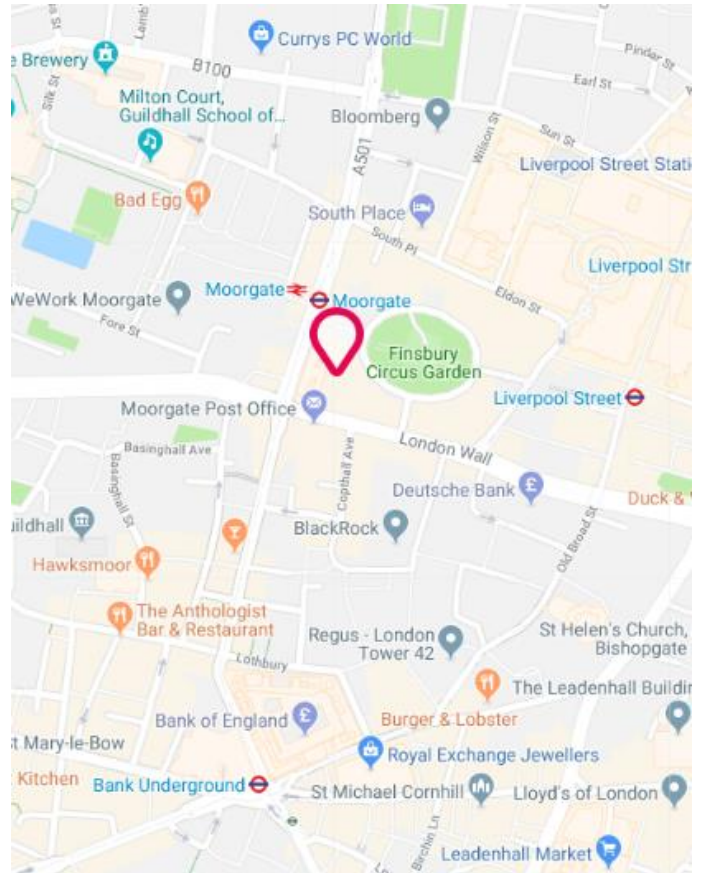
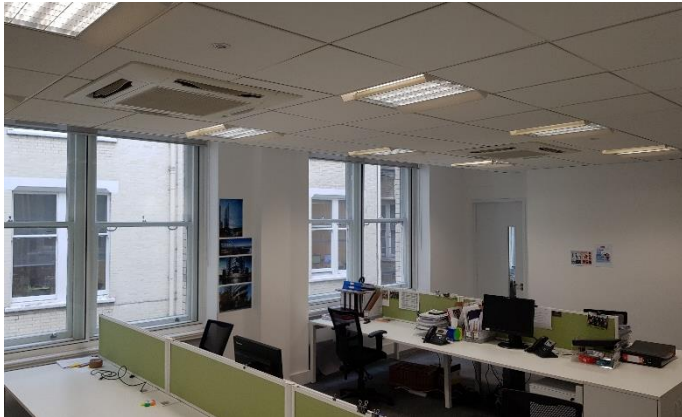
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract March 2018**

# Salisbury House, London Wall, City, London, EC2M 5QQ



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## Terms

Tenure:	Leasehold
Lease:	Assignment or Sub Lease to April 2020. Alternatively, a new lease is available from the Landlord
Passing Rent:	£130,572 per annum (£58.50 psf pax)
Rates:	Estimated £14.30 psf pa (2017/2018)
Service Charge:	Estimated £9.14 psf

## Amenities

- 24 hour access
- Air-Cooling
- Wirescored Gold rated connectivity
- Cycle spaces and lockers
- Kitchenette
- Refurbished Lifts
- Male and female WCs
- Good Natural light
- Raised floors
- Refurbished common parts
- Showers

### Ray Walker, Partner

📞 020 7025 1399  
✉️ rwalker@monmouthdean.com

Joint Agents: Ingleby Trice: Mark Brown - 020 7029 3610

### Suzy Link, Agency Surveyor

📞 020 7025 8940  
✉️ slink@monmouthdean.com

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