

City of London, EC2R

21 Copthall Avenue

Class E Opportunity



Location

The subject unit is well-located on Copthall Avenue, leading onto London Wall and a short walk away from Liverpool Street, Moorgate and Bank underground stations. The unit benefits from the substantial office population in the vicinity.

Nearby retailers include Pure Gym, Chipotle, Ole & Steen, Black Sheep Coffee and Ryman.

Demise

The unit is arranged over ground floor only, comprising the following approximate net internal floor areas:

Ground Floor	761 sq ft	71 sq m
--------------	-----------	---------

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£40,000 per annum exclusive

Rates

Rateable Value	£48,000
Rates Payable	£23,952 p.a.

Interested parties are advised to make their own enquiries through the City of London on 020 7332 1318.

EPC

Available upon request.

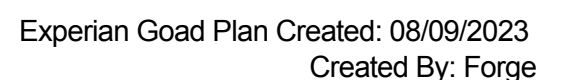
For further information or to arrange a viewing please contact:

forge

020 7190 9801
forge-cp.com

Liam Jones
020 7190 9804
07990 335 016
liam@forge-cp.com

Harry Hill
020 7190 9805
07585 545 068
harry@forge-cp.com



Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Forge are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms.