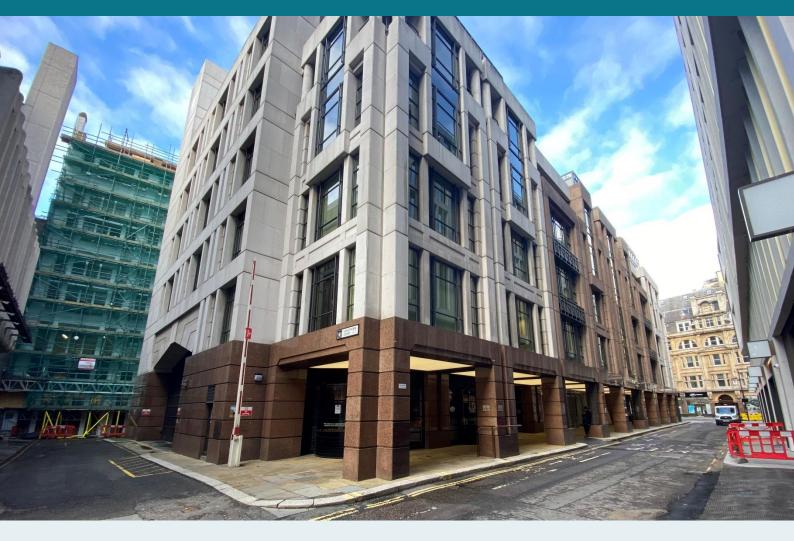
City of London, EC2R 21 Copthall Avenue

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.

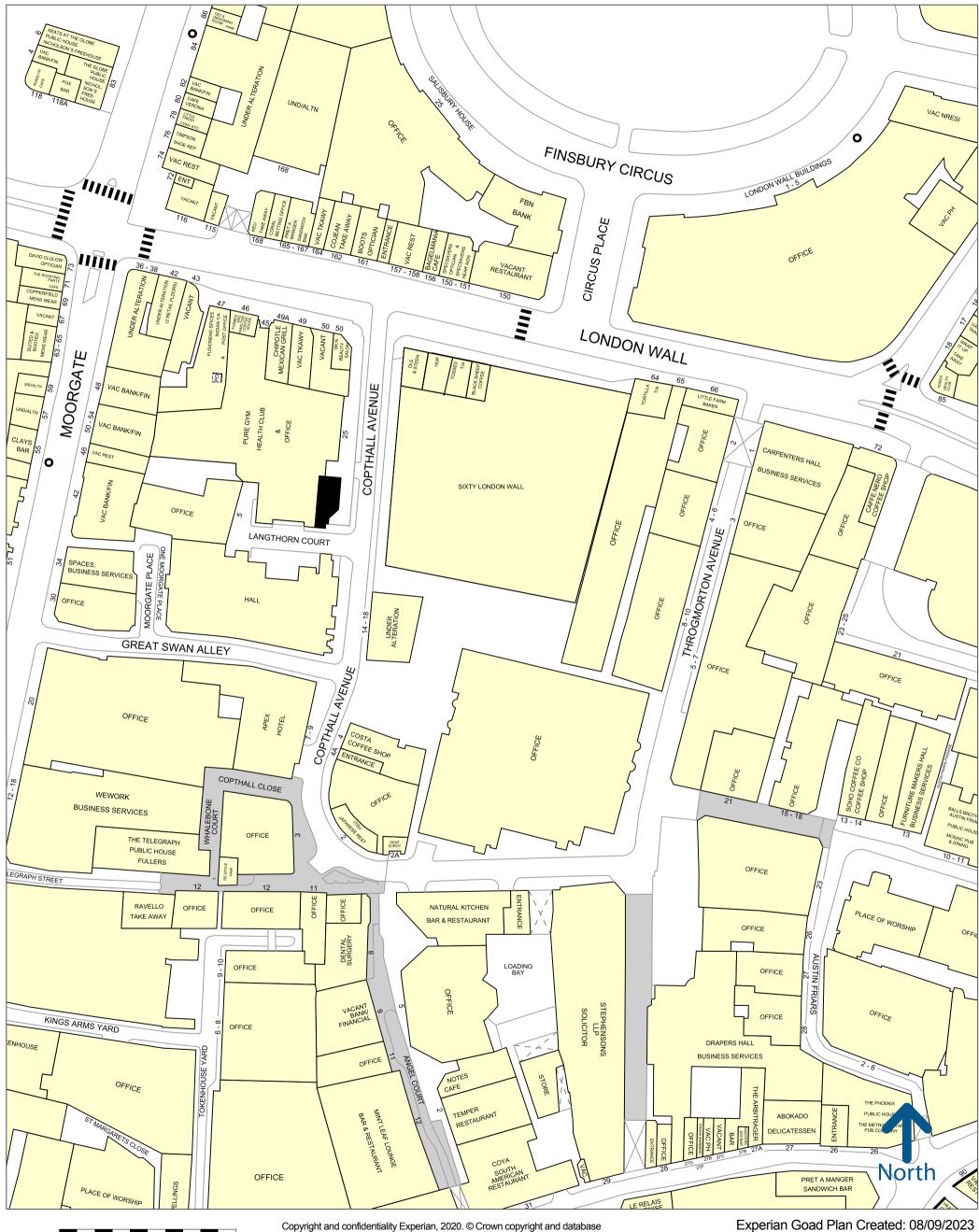
For further information or to arrange a viewing please contact:



Liam Jones 020 7190 9804 07990 335 016 liam@forge-cp.com Harry Hill 020 7190 9805 07585 545 068 harry@forge-cp.com









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