

# City of London, EC2Y

## Unit 1, 49 London Wall

Class E Opportunity



### Location

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

Nearby retailers include Pure Gym, Chipotle, Cojean and SK:N Clinic.

### Demise

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

Ground Floor	646 sq ft	60 sq m
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### 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

Upon application

### Rates

Rateable Value	£85,000
Rates Payable	£43,520 p.a.

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

### EPC

Available upon request.

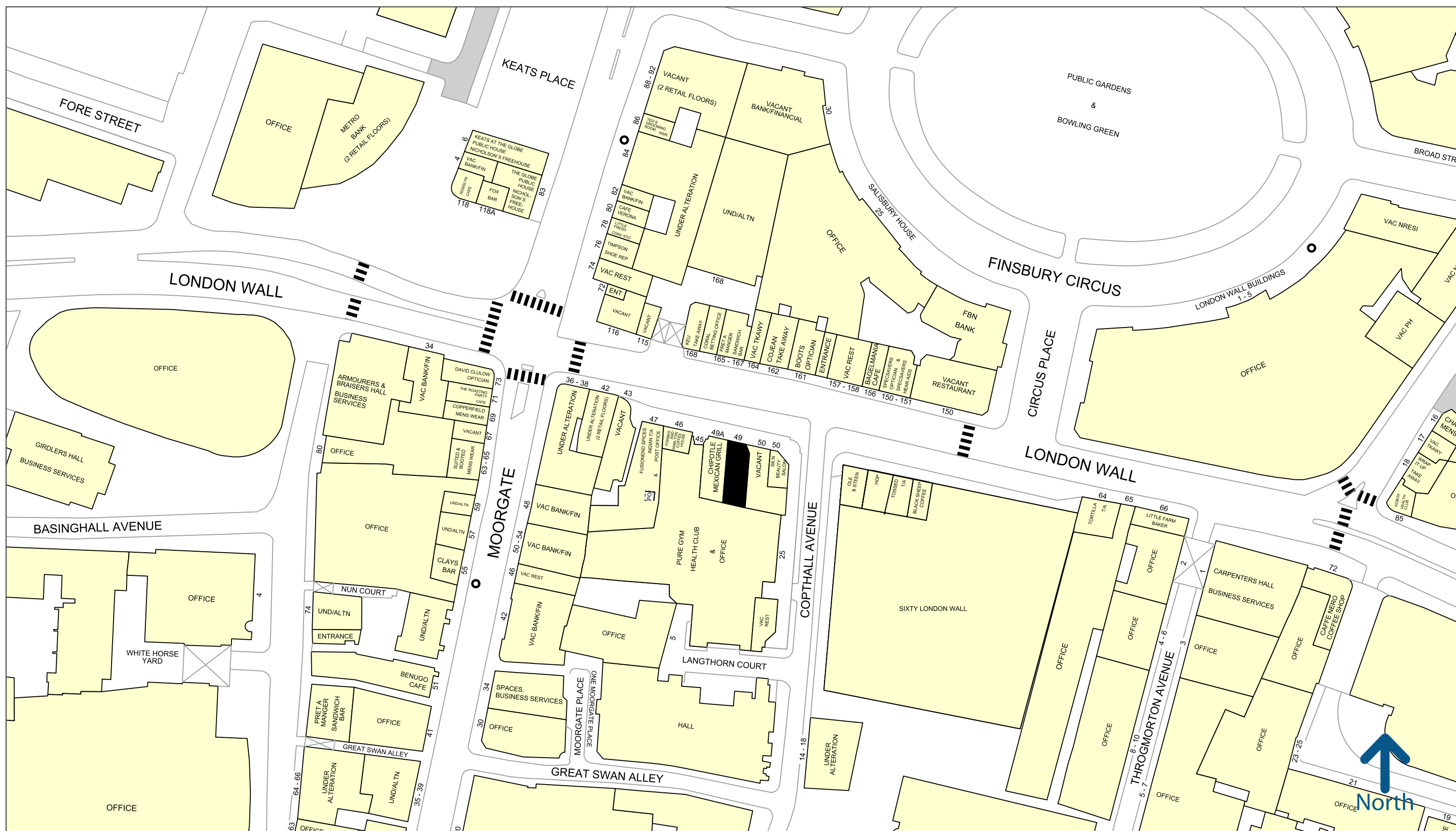
For further information or to arrange a viewing please contact:

**forge**

020 7190 9801  
forge-cp.com

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

Adam Robinson  
020 7190 9803  
07980 576 245  
adam@forge-cp.com



50 metres

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