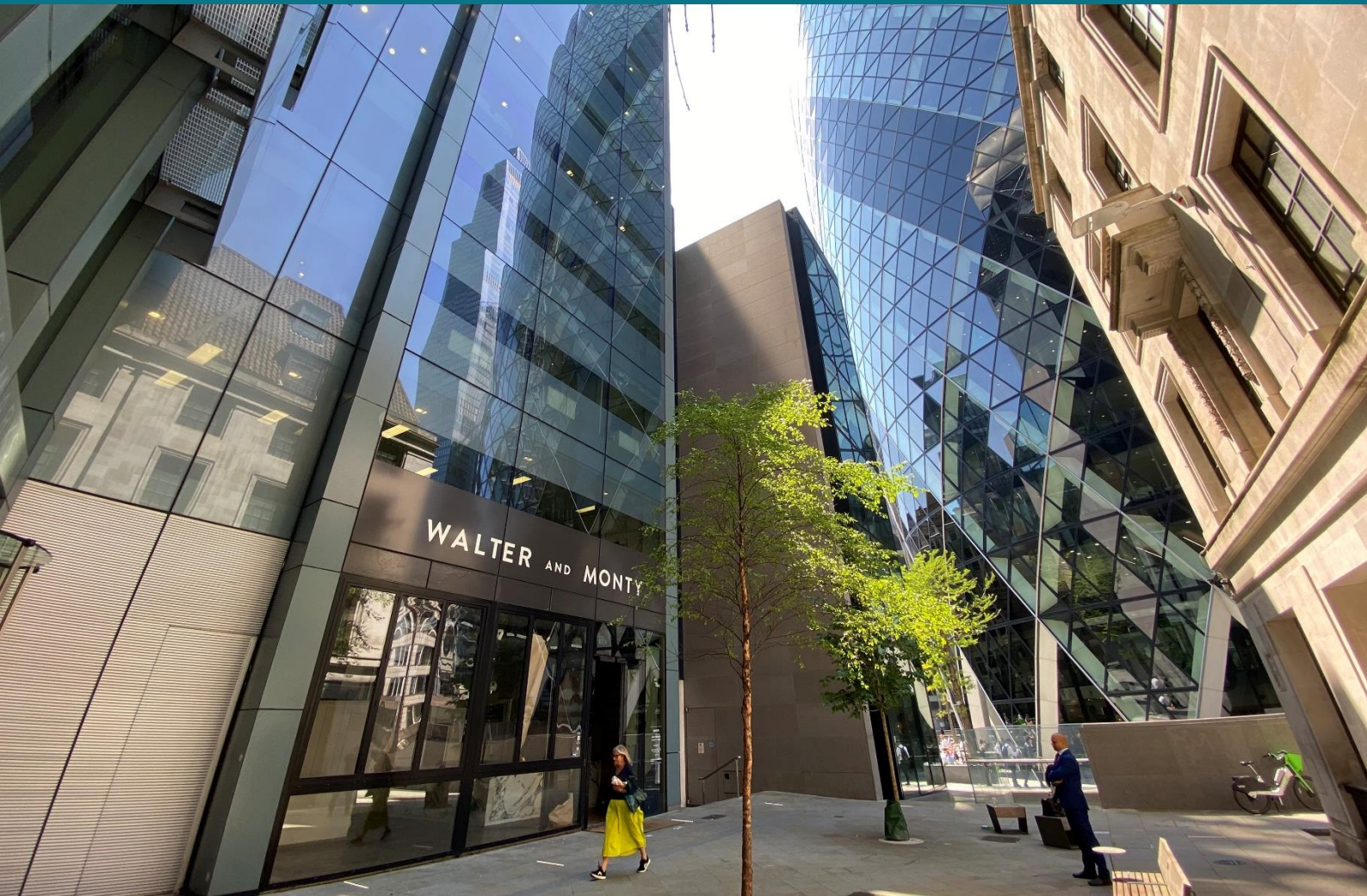


City of London, EC3A

Unit C, 6 Bevis Marks

Class E Opportunity



Location

The subject property is located immediately adjacent to The Gherkin along with a high density of office, retail, restaurant and leisure operators.

Nearby occupiers include **The Sterling**, **ITSU**, **Pret A Manger**, **The Alchemist**, **Swingers**, **WatchHouse** and **Dom's Subs**.

Demise

The unit is arranged over ground and basement floors, comprising the following approximate floor areas:

| | | |
|---------------------|--------------------|-------------------|
| Ground Floor | 912 sq ft | 84.7 sq m |
| Basement | 303 sq ft | 28.2 sq m |
| Total | 1,215 sq ft | 112.9 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

£45,000 per annum exclusive

Rates

| | |
|-----------------------|--------------|
| Rateable Value | £42,250 |
| Rates Payable | £21,083 p.a. |

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

EPC

Available upon request.

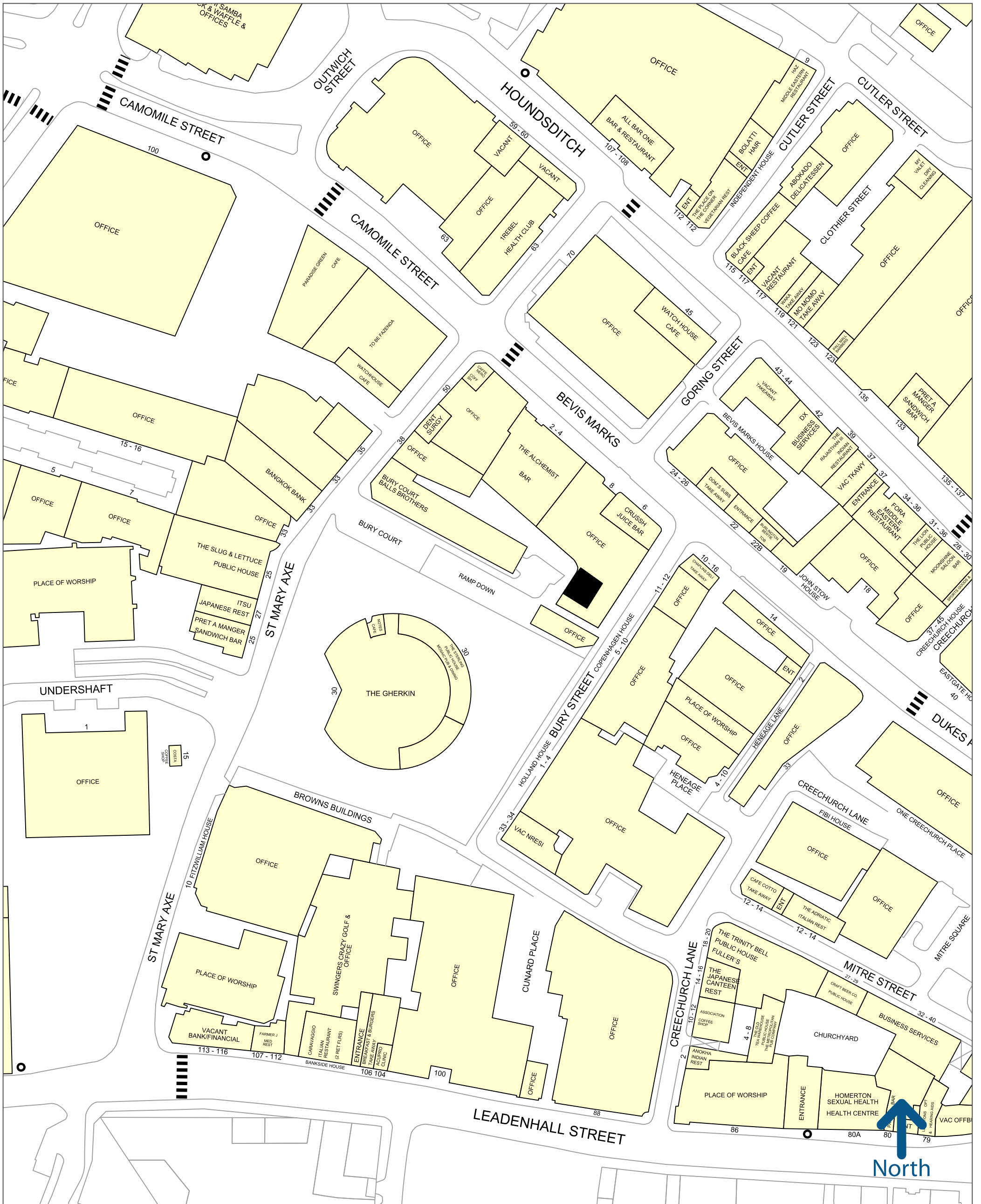
For further information or to arrange a viewing please contact:

forge

020 7190 9801
forge-cp.com

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

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



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

Experian Goad Plan Created: 08/09/2023
Created By: Forge

50 metres



Misrepresentation Act - Forge act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Forge has any authority to make or give any representation or warranty in relation to this property.

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.