

# City of London, London EC4

## Capital House, King William Street

Class E Opportunity, Potential to Split



### Location

The subject property occupies a prominent position within Capital House towards the north of King William Street and close to Bank London Underground station, formerly occupied by Veggie Pret on the ground floor.

Capital House has a new **Attendant Coffee** within the office reception which is also accessible from King William Street. Other nearby operators include **Starbucks**, **Pret a Manger**, and **Sainsburys**.

### Demise

The property is arranged over ground and basement floors, with ceiling heights in the basement between 2.9m and 3.1m. The property comprises of the following approximate Net Internal Area's:

Ground Floor	1,797 sq ft	166.95 sq m
Basement	4,036 sq ft	374.95 sq m
<b>Total</b>	<b>5,833 sq ft</b>	<b>541.90 sq m</b>

### Tenure

A new effective FRI lease outside of the provisions of the 1954 Landlord and Tenant Act for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

### Rent

Rent on application.

### Rates

<b>Rateable Value (Ground Floor)</b>	£75,000
<b>Rates Payable (Ground Floor)</b>	£41,025 p.a.

These are the current rates in relation to the ground floor. The basement will need to be assessed. Interested parties are advised to make their own enquiries to City of London Corporation on 020 7332 1318.

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

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