

14 DEVONSHIRE
SQUARE,
LONDON, EC2M 4YT

BOUTIQUE OFFICE SUITE TO
LET
1,229 SQ FT

UNDER REFURBISHMENT
AVAILABLE ON NEW
FLEXIBLE LEASE TERMS

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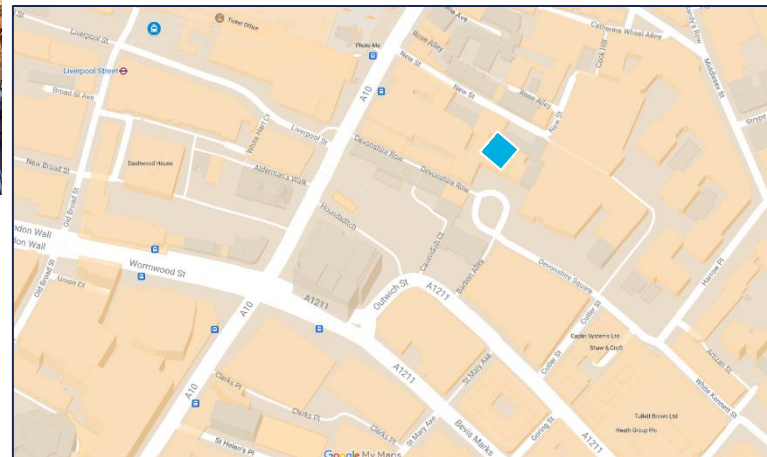




Location

14 Devonshire Square is located moments from the City Core and Spitalfields Market. The square is surrounded by popular restaurants such as Duck & Waffle, Three Uncles and The Sterling in the Gherkin and is well connected via Liverpool Street Station (2 min walk) and Bank Station (10 min walk).

Liverpool Street provides access to the Central, Metropolitan, Circle, Hammersmith & City underground lines, as well as mainline services and the Elizabeth Line.



Description

This boutique office suite is currently undergoing a substantial refurbishment to provide bright, open plan space. The reception has also just undergone a substantial transformation.

Availability

Floor	sq ft	sq m	Status
4 th Floor	1,294	120.22	Let
1 st Floor	1,432	133.04	Under Offer
Ground Floor	1,229	114.24	Available
Total (approx.)	3,955	367.50	

Amenities

- Air conditioning
- Suspended ceiling
- New LED lighting
- Raised floor
- New flooring finishes
- New kitchenette
- Open plan office
- Cycle storage & shower facilities
- Fibre connection available (if required)
- Fully fitted plug & play available on request

Terms

Tenure: Leasehold
 Lease: New lease direct from the landlord
 Rent: POA
 Rates: Est. (2021/22) £16.81 psf
 Service Charge: Est. (2021/22) £13.96 psf
 EPC: Rating E
 Interested parties are advised to make their own enquires.

Viewings

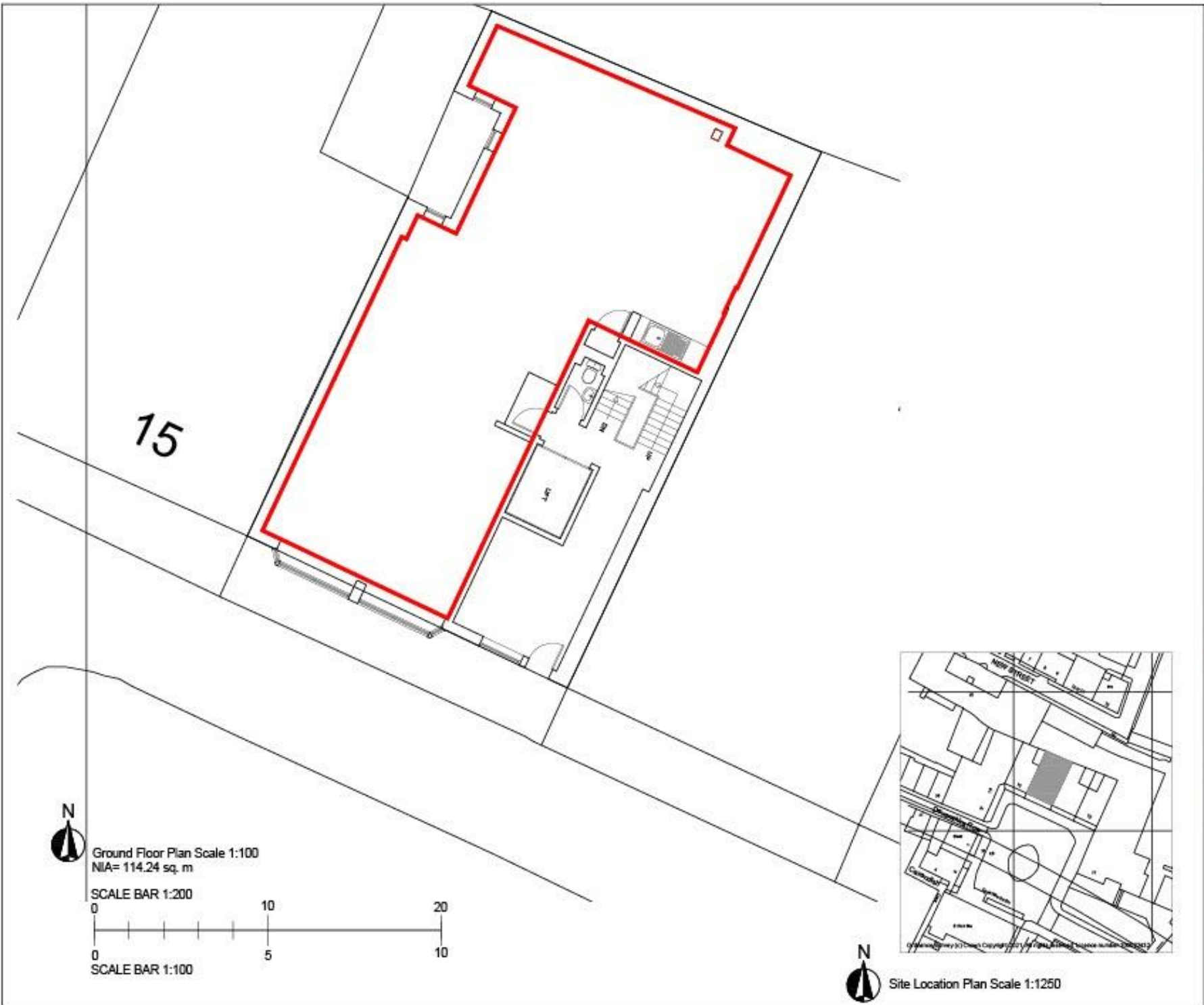
Strictly by appointment through Ashwell Rogers LLP:

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Ground Floor Plan - not to scale