



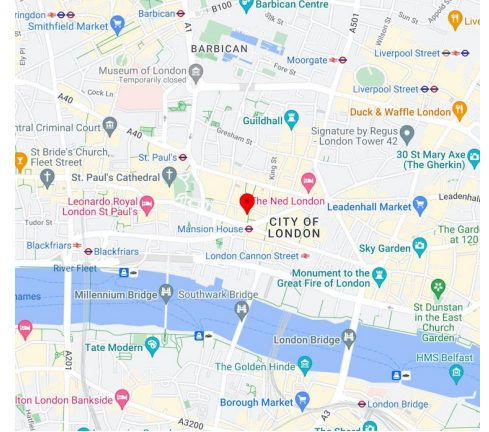
Newly refurbished and fully fitted office suite. Prime central London location with excellent connectivity.

- Fully Fitted
- Refurbished building reception
- Passenger lift
- LED lighting
- Raised floor
- Well connected

# 10 Bow Lane

London, EC4M 9AL

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	1,278 sq ft / 118.73 sq m
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£20.02 per sq ft
<b>Service Charge</b>	£17.50 per sq ft Capped at £17.50 psf exclusive of utilities with RPI linked uplifts
<b>Estate Charge</b>	Upon Enquiry
<b>EPC</b>	C

**Alice Elder**  
07962 342 826  
alice.elder@avisonyoung.com

**James Walker**  
02079112049 | 07957388184  
james.walker@avisonyoung.com

**Hannah Baxter**  
07442 375 903  
hannah.baxter@avisonyoung.com

## Property Highlights

CAT B, fitted office suite in a prime central London location with excellent connectivity. The suite will offer newly refurbished, 'move in ready' offices, fully furnished with meeting room, call rooms and kitchen/breakout area.

## Location

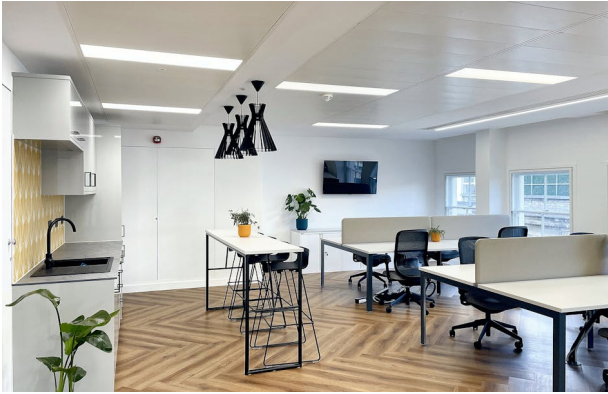
Located in a prime central London location, the offices benefit from immediate proximity to a number of cafes, restaurants and bars. Mansion House (District, Circle) and Bank Station (Central, Northern, Waterloo & City, DLR) are both located within a 5-minute walk.

## Accommodation

The accommodation comprises the following areas:

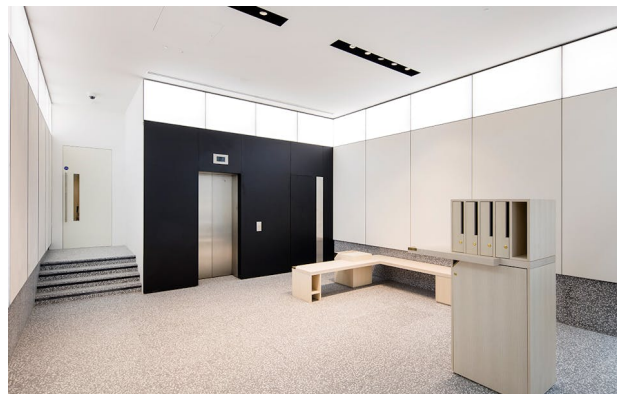
Name	sq ft	sq m	Availability
4th	1,278	118.73	Available
<b>Total</b>	<b>1,278</b>	<b>118.73</b>	

- Fitout Concept: CAT B
- Build Status: Refurbished



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.