



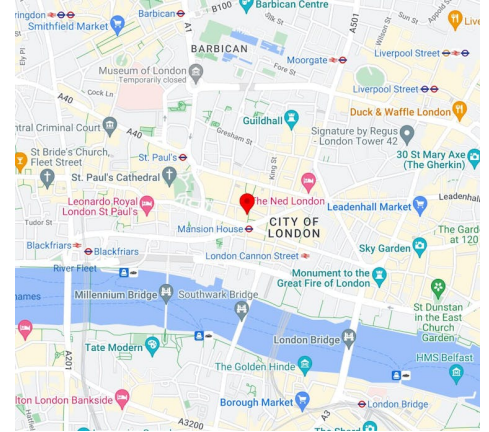
Newly refurbished and fully fitted office suite. Prime central London location with excellent connectivity.

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

10 Bow Lane

London, EC4M 9AL

**AVISON
YOUNG**



Summary

Available Size	1,278 sq ft / 118.73 sq m
Rent	Rent on application
Rates Payable	£19.08 per sq ft
Service Charge	£17.50 per sq ft Capped at £17.50 psf exclusive of utilities with RPI linked uplifts
Estate Charge	Upon Enquiry
EPC	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



Amenities & Specifications

- Fitout Concept: CAT B
- Build Status: Refurbished

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

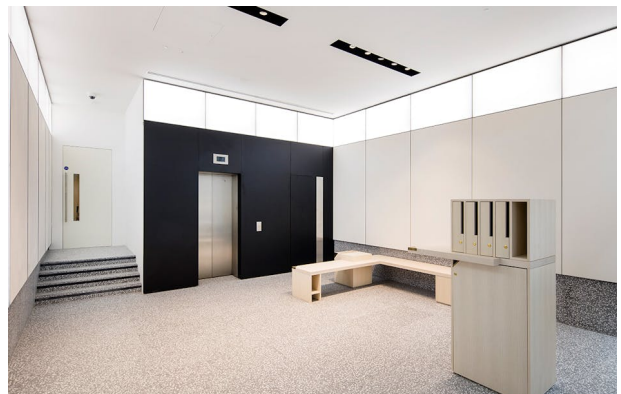
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	1,278	118.73	Available
Total	1,278	118.73	



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.