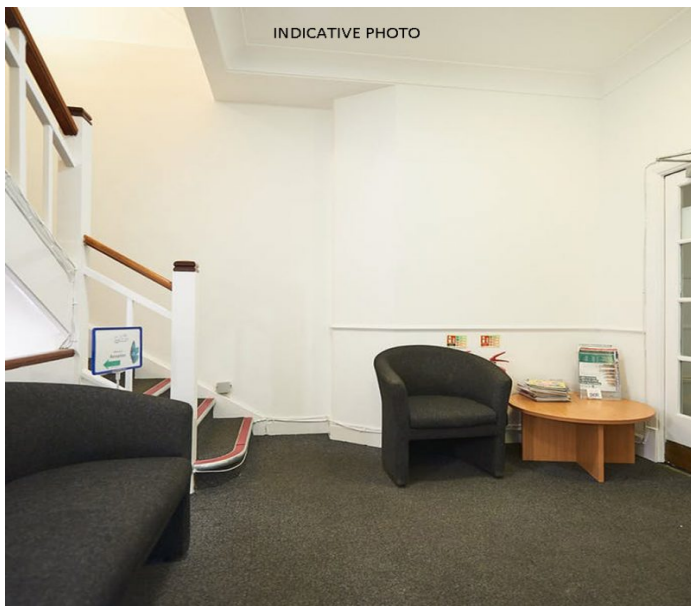


8-9 TALBOT COURT, LONDON EC3

2,029 SQ FT



DESCRIPTION

Talbot Court is a self-contained building arranged over lower ground, ground and three upper floors. The ground floor comprises of an entrance lobby with secure video entry, providing access to the lift and stairs which services all floors. The building comprises of small office suites, suitable for alternative uses.

LOCATION

The building is conveniently located between Fenchurch Street and Eastcheap on pedestrianised Talbot Court. Monument, Bank, Cannon Street and Fenchurch Street stations are all within easy walking distance. Leadenhall Market, The Ned, The Royal Exchange and Bloomberg Arcade provide an excellent choice of retail and dining choices.

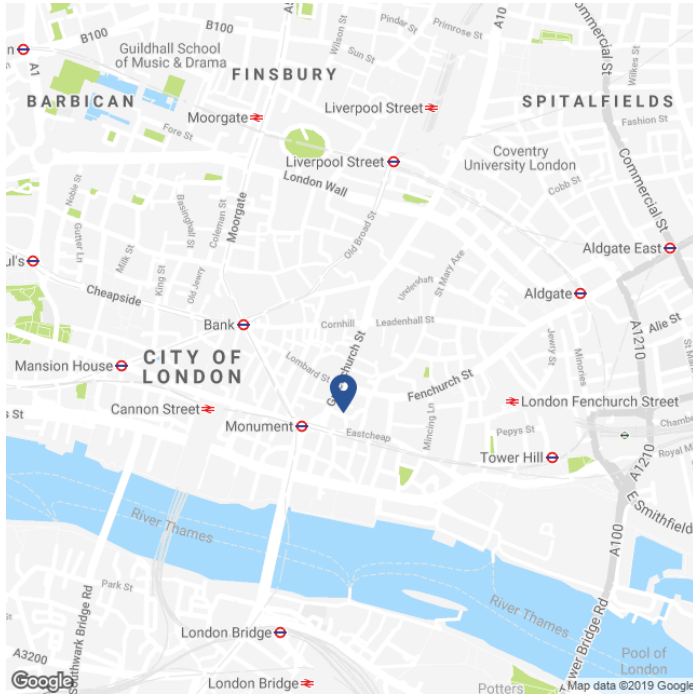
SPECIFICATION

- Small office suites, suitable for alternative uses.
- Under refurbishment.
- Communal roof terrace (subject to planning).
- Wood effect floors throughout.
- Perimeter trunking.
- Passenger lift.
- Phone/video access control.
- Kitchenette in situ on the Lower Level.
- Pedestrianised street.

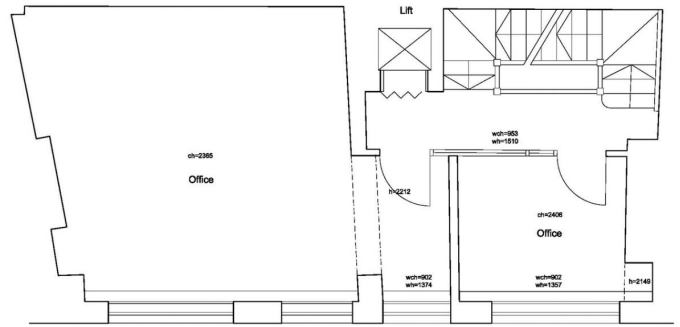
AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
THIRD	435	40
SECOND	429	40
FIRST	428	40
GROUND	445	41
LOWER GROUND	292	27
TOTAL	2,029	189

MAP



SECOND FLOOR



TENURE

Lease:	Available on a new lease for a term by arrangement direct from the landlord.
Available:	September 2019.
Guide Rent:	£29.50 per sq ft.
Rates Estimate:	£11.94 per sq ft.
Service Charge:	£TBC per sq ft.
VAT:	Elected.

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