



Sanderson
Weatherall

TO LET
WELL LOCATED OFFICE SUITE



MONMOUTH HOUSE, 38-40 ARTILLERY LANE, LONDON E1 7LS

sw.co.uk

- Good natural light
- Central heating
- Passenger lift
- Existing fit-out

Location

The property is located to the north of the City of London just on the outskirts of the Square Mile, on the south side of Artillery Lane and therefore extremely close to the popular retail and restaurant amenities offered within the fashionable redeveloped Spitalfields Market and Broadgate. Within easy reach of London's Liverpool Street Station providing connections to the Greater London overground and national railway network along with underground services on the Circle, Metropolitan, Central and Hammersmith & City Lines.

Description

Monmouth House is a three storey mid-terrace office building offering well lit, open plan and adaptable floor plates. The third floor provides the following features:

Good natural light
 Central Heating
 Passenger lift
 Existing fit-out

Accommodation

The suite extends in total to the following approximate net internal areas:

Third Floor	1,365 sq ft	126.81 sq m
Total	1,365 sq ft	126.81 sq m

Terms

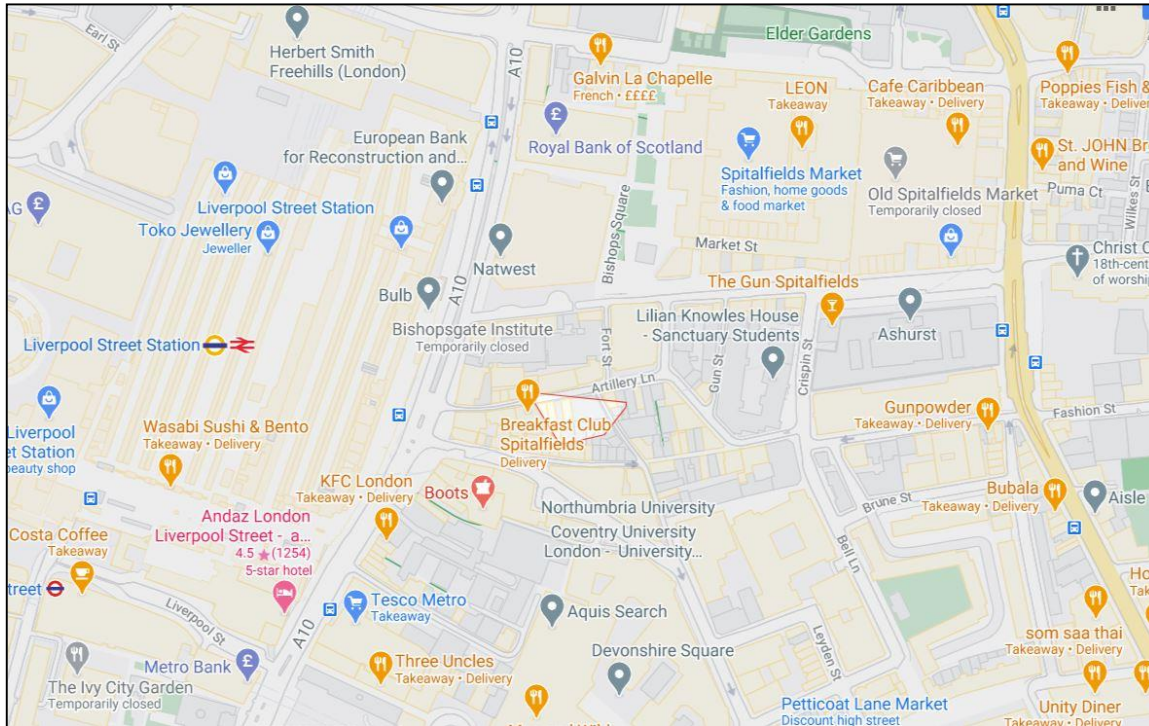
The suite is available by way of a new effectively full repairing and insuring lease for a term to be agreed. Further details on request.

Energy Performance Certificate (EPC)

A full copy of the EPC is available upon request.



Furniture not included



Viewing and Further Information

Viewings are strictly by prior appointment with the sole agents:

Robert Few

Tel: 020 7851 2106
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February 2021

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