

FIRST AND SECOND FLOORS

1,954 – 3,639 SQ FT Available

30 Furnival Street
London
EC4



Location: The Building is situated on the east side of Furnival Street, close to the junction with Holborn.

Chancery Lane (Central Line) station is close by and City Thameslink, Farringdon and Blackfriars stations are within walking distance.

Description: The available accommodation comprises the entire first and second floors which provide a combination of open plan and partitioned offices.

Accommodation:	First Floor	1,954 sq ft
	Second Floor	1,739 sq ft

- Amenities:**
- Comfort Cooling
 - Passenger Lift
 - Plastered Suspended Ceiling
 - Under Floor Trunking
 - Kitchenette

Lease: An assignment of our clients FRI lease which expires on 1st May 2011, subject to a mutual break clause on 30th September 2009, upon serving 6 months prior written notice. The passing rent for the first and second floors is £53,735 pax and £47,822 pax respectively (equating to £27.50 psf pax).

Our clients would also consider granting a new sub-lease to expire on 29th September 2009 at the open market rent, alternatively a new lease may be available off the landlords.

Rates: Approximately £10.60 per sq ft pax (2007 – 2008)

Service Charge: Approximately £6.98 per sq ft pax

Viewing: By appointment through sole letting agents:

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Particulars and photographs may be viewed on our website:

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