

FULLY FITTED UNIT TO LET
UNIT 1, 70 MARK LANE
 NEW LEASE AVAILABLE



LOCATION

Situated at the heart of the City of London, within 100 metres of **Fenchurch National Rail Station** and within 350 metres of **Tower Hill Underground Station**. Nearby occupiers include **Honi Poke, LEON, Pret A Manger, Café Nero, Fenchurch Barbers** and **Third Space**.

LEASE

Fully fitted unit available with 5 metre ceiling heights. Available by way of a new lease to be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

On application.

LEGAL

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

B(31). Full report available on request.

Accommodation

Ground Floor	2,634 sq ft	244.7 sq m
Mezzanine	608 sq ft	56.5 sq m
Total	3,242 sq ft	301.2 sq m

Business Rates

Rateable Value (2023)	£118,000
Rates Payable (2023/24)	£62,776

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50 metres

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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Regulated by the Royal Institution of Chartered Surveyors.

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