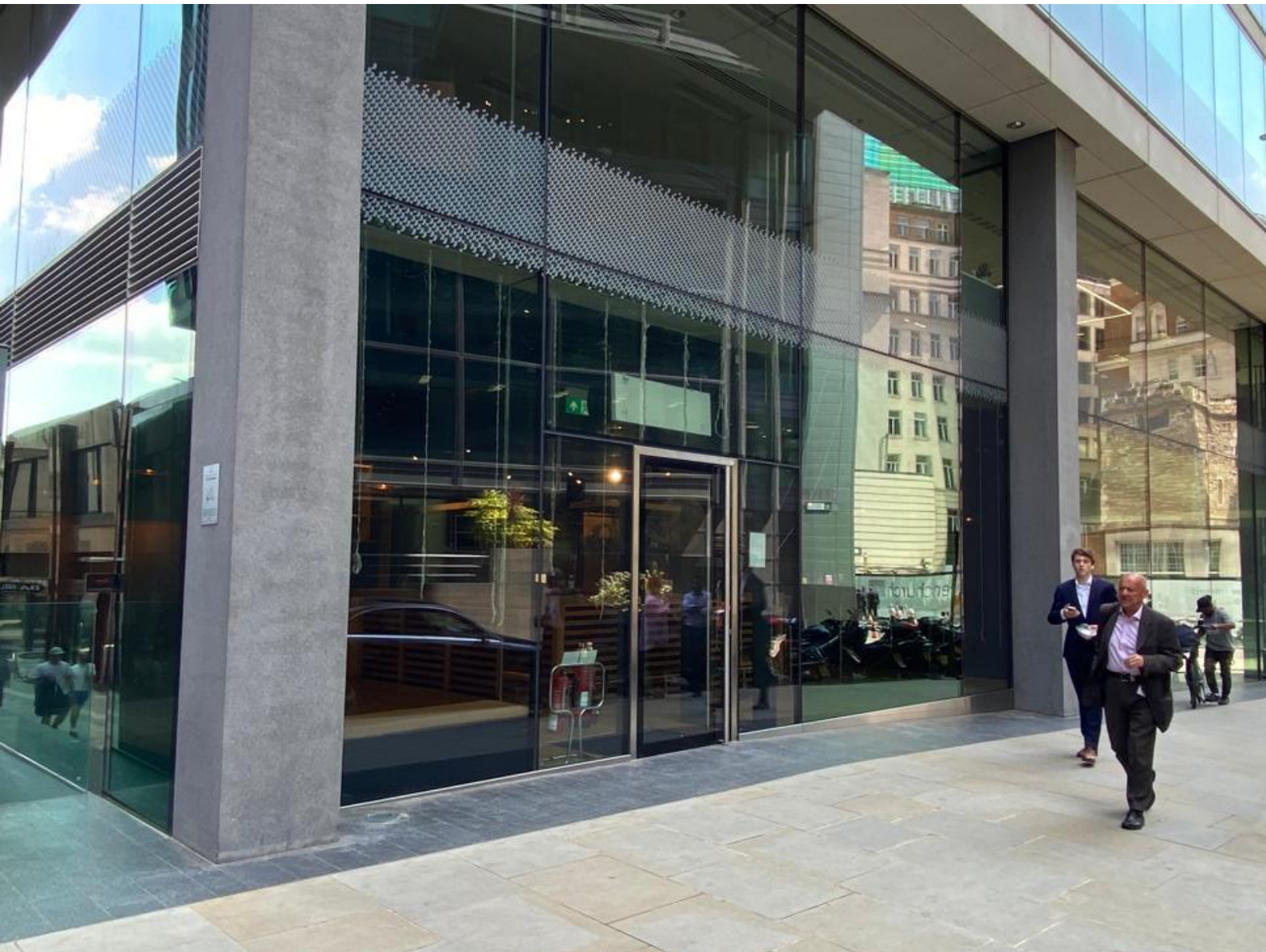


# CUSHMAN &



UNIT 2, 70 MARK LANE, EC3

NEW LEASE AVAILABLE



# WAKEFIELD

# UNIT 2, 70 MARK LANE, EC3

NEW LEASE AVAILABLE



## PROPERTY DESCRIPTION

### LOCATION

Situated at the heart of the City of London on a prominent corner site opposite **Fenchurch Street 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

Available by way of a new lease. The lease is to be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 (Part II).

### RENT

Guiding £120,000 pax.

### 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	962 sq ft	91.2 sq m
Basement	792 sq ft	73.6 sq m
<b>Total</b>	<b>1,754</b> sq ft	<b>164.8</b> sq m

### Business Rates

Rateable Value (2023)	£90,000
Rates Payable (2023/24)	£48,600

Interested parties are advised to verify the above with the local rating authority.

**FREDDIE STEEL**

07885 239 688

Freddie.Steel@cushwake.com

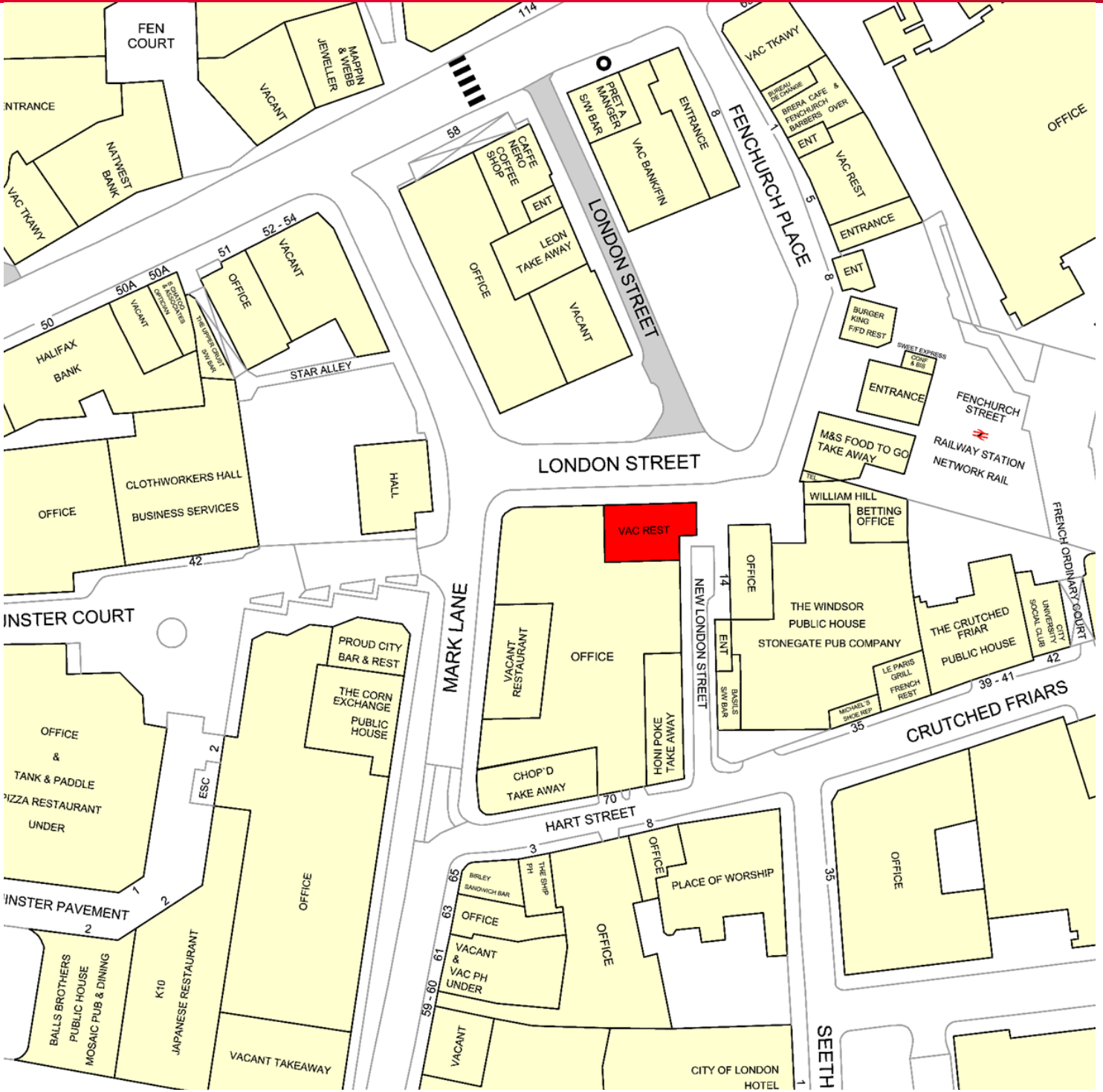
**ROSHNI PATEL**

07741 094 974

Roshni.N.Patel@cushwake.com

# UNIT 2, 70 MARK LANE, EC3

GOAD PLAN



50 metres

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

Cushman & Wakefield LLP, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested. In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

Publication Date: June 2023 Regulated by the Royal Institution of Chartered Surveyors.

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# RETAIL IS WHAT WE MAKE IT