

CUSHMAN &



UNIT 4, 70 MARK LANE, EC3

NEW LEASE AVAILABLE SUBJECT TO VP



WAKEFIELD

UNIT 4, 70 MARK LANE, EC3

NEW LEASE AVAILABLE SUBJECT TO VP



PROPERTY DESCRIPTION

LOCATION

Situated at the heart of the City of London within 100 metres of **Fenchurch National Rail Station** and 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 with 4 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

Guiding £85,000 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 Floor Only	1,033 sq ft	95.9 sq m
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Business Rates

Rateable Value (2023)	£87,000
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Rates Payable (2023/24)	£46,980
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Interested parties are advised to verify the above with the local rating authority.

FREDDIE STEEL

07885 239 688

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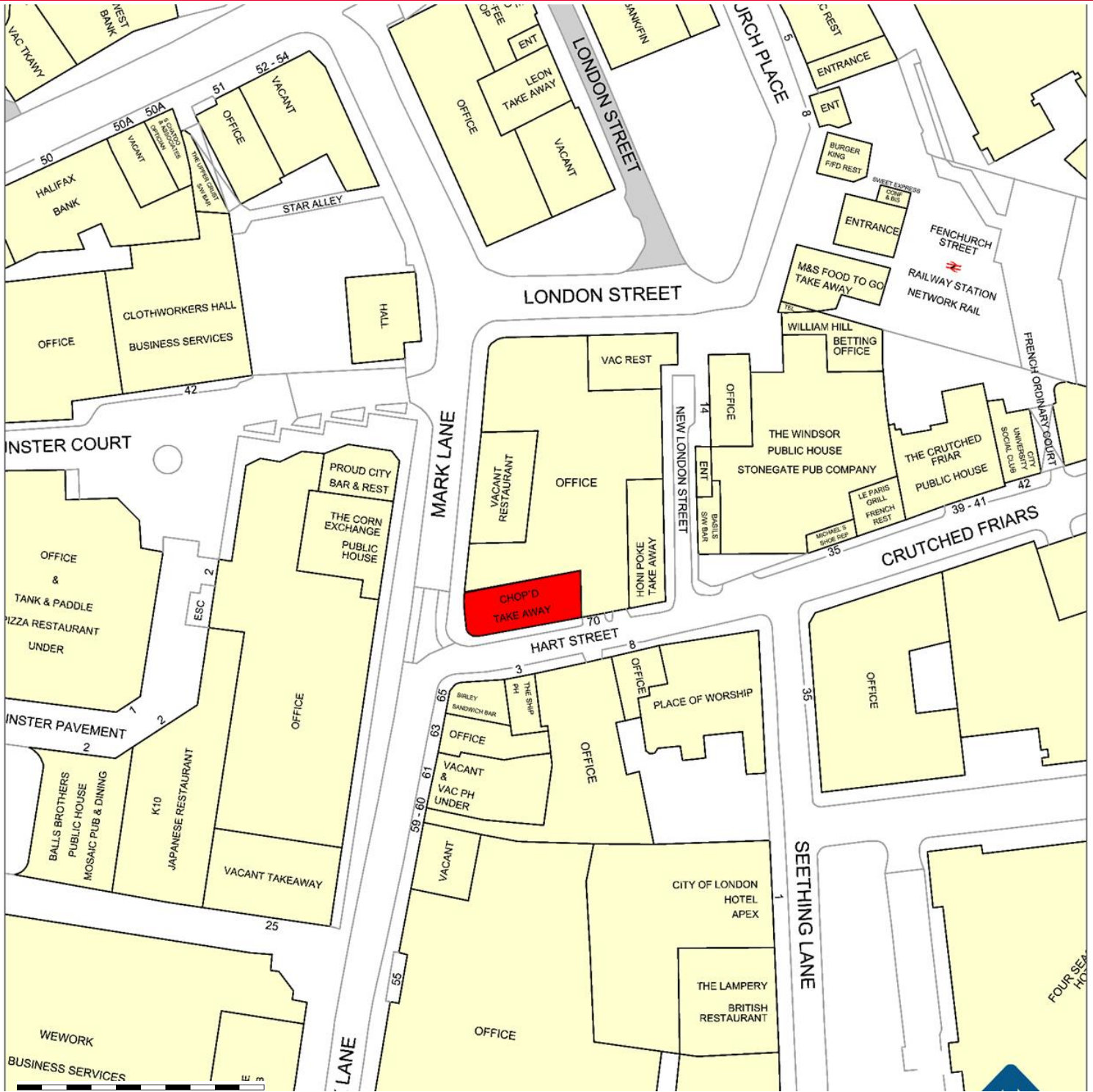
ROSHNI PATEL

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50 metres

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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RETAIL IS WHAT WE MAKE IT