

Exchequer Court | 33 St Mary Axe |
London | EC3A 8AA

Prime Unit | Short Term Sublet or Assignment
Fully Fitted F&B Unit | Immediately Available





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Location

This former Pret a Manger unit is situated within Exchequer Court in a busy and vibrant area of the City of London. Located opposite The Gherkin, the shop is in close proximity to numerous stations including Aldgate, Fenchurch Street, Bank and Liverpool Street with the recently opened Elizabeth Line.

There is an active office catchment in the surrounding area, in addition to a large number of restaurants, grab & go outlets, bars, coffee shops and pubs.

Nearby operators include Costa, itsu, Caffé Nero, WatchHouse Coffee and Slug & Lettuce.

Accommodation

The property has the following approximate floor area:-

Ground floor | 102.69 Sq.m | 1,105 Sq.ft

Key features

- Short term sublet possible
- Fully fitted, ideal for food users without the need for full extraction
- Opposite The Gherkin in the heart of The City
- Vacant, ready for immediate occupation
- Pop ups considered
- Viewing essential

Lease

Available by way of assignment of the existing lease for a term expiring July 2028. There is a tenant only break in December 2024.

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Rent

£128,725 per annum exclusive.

Terms

Consideration given to short term sublet or lease assignment. Further details on request.

EPC

An EPC has been commissioned and is awaited.

Rates

For rates payable please refer to the Local Charging Authority, City of London Corporation - 020 7606 3030.

Legal costs

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



Contact

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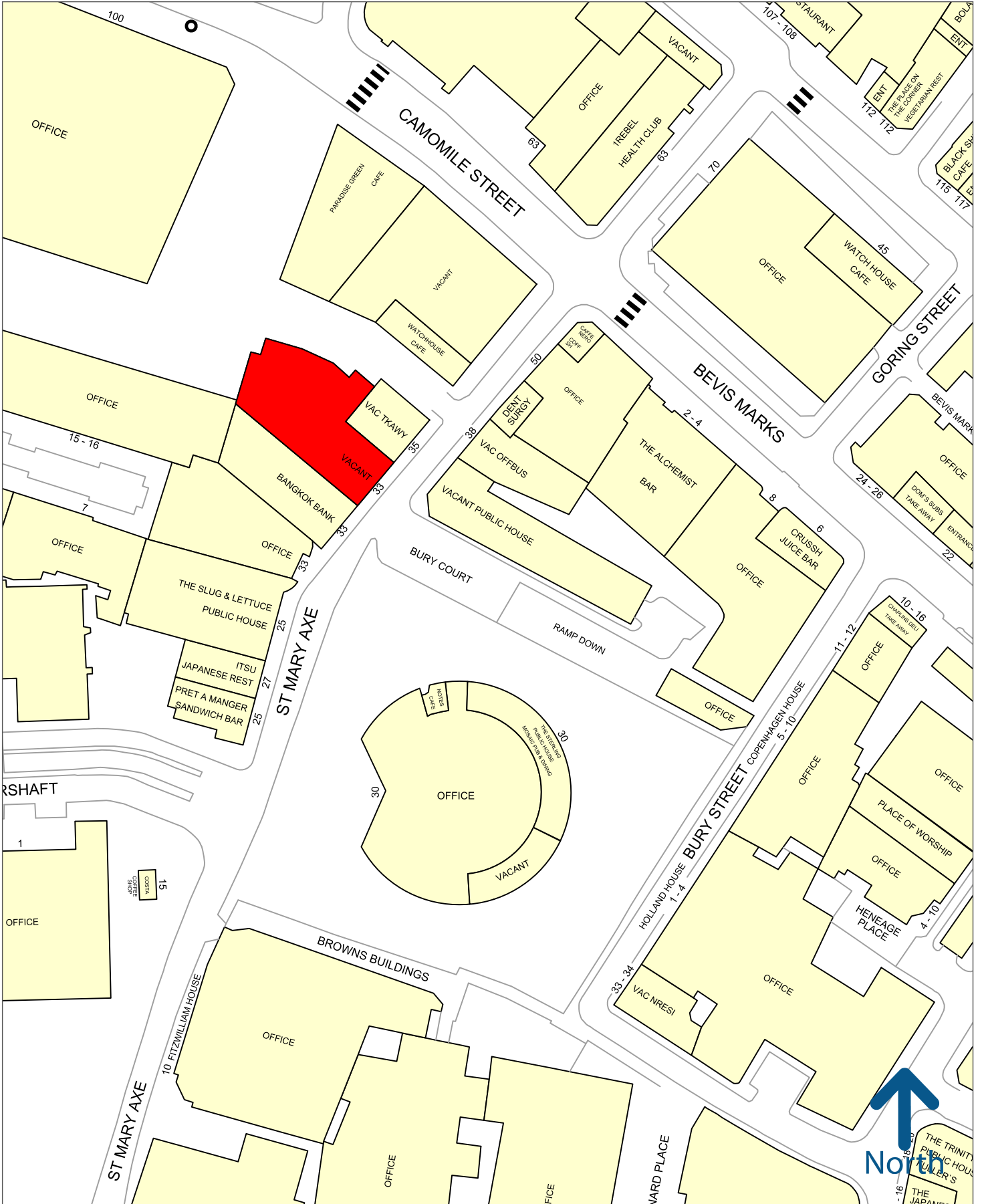
Or our joint agents

CBRE
020 7182 2000

VIEWINGS - Strictly by appointment

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• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
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50 metres

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