

# 118 London Wall EC2



**Unique Retail Premises**  
with  
**Ancillary Offices & Storage**  
**To Let**

**PICKTHORN**

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**Location:**

118 London Wall forms part of a 19<sup>th</sup> century terrace, lying in-between a Carphone Warehouse and The Globe public house. The property occupies a highly visible position in front of a pedestrian area with landscaping, adjacent to major office buildings and Moorgate Station (Northern, Circle, Metropolitan, Hammersmith & City lines and Crossrail).

The unit is a few yards from New Look, Boots and Next and benefits from a number of shops along Moorgate, Moorfields and London Wall.

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**Accommodation:**

The property is Grade II listed, protecting the unique shop front and many of the internal finishes.

The property comprises retail space arranged over the ground and 1<sup>st</sup> floors, with offices on the 2<sup>nd</sup> and 3<sup>rd</sup> floors and storage within the basement.

3 <sup>rd</sup>	340 sq ft	(31.6 sqm)
2 <sup>nd</sup>	350 sq ft	(32.5 sqm)
1 <sup>st</sup>	270 sq ft	(25.1 sqm)
Ground	370 sq ft	(34.4 sqm)
Basement	330 sq ft	(30.7 sqm)
<b>Total</b>	<b>1,660 sq ft</b>	<b>(154.2 sqm)</b>

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**Lease:**

A new full repairing and insuring lease for the entire premises is available, to be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

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**Outgoings:****Rent****Rates payable (April 2011)****offers in excess of £70,000 pax****£29,934**

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**Viewing:**

For further information or to view, please contact the letting agents:

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