

# LONDON EC2

## Unit 1, 5 Aldermanbury Square (Wood Street)

### RETAIL UNIT 2 LET TO PRET A MANGER



#### LOCATION

5 Aldermanbury Square is a new landmark building in The City of London. There is almost 260,000 sq ft of offices which have all been let to financial institutions.

The 2 new retail units are located either side of the entrance hall facing Wood Street opposite the iconic Foster building at no. 88 and the escalator link to the high walk leading to the Barbican and Moorgate.

#### ACCOMMODATION

The property provides the following approximate dimensions and accommodation:

Internal Width	25.82 ft	7.87 m
Shop Depth	24.40 ft	8.46 m
Ground Floor Sales	480 sq ft	44.59 sq m
Mezzanine (to be installed)	365 sq ft	33.91 sq m

An area may be available for outside seating by way of a separate Licence.

#### TENURE

The premises are available by way of a new effectively full repairing and insuring Lease for a term of 15 years subject to upward only rent reviews every 5 years.

#### RENT

**£60,000** per annum exclusive.

#### PLANNING

We are advised that the permitted use of the property is Class A1 of the Town and Country Planning Use Classes Order 2005. Ancillary Class A3 use will be considered.

#### RATES

The property is a new development and the Rateable Value has therefore yet to be assessed. Interested parties should make their own enquiries with The City of London.

#### COSTS

Each party is to be responsible for their own costs incurred in any transaction.

#### VIEWING

For information, contact:

##### James R Fox

Tel: 020 7182 2535

Email: james.r.fox@cbre.com

##### Michael Dibley

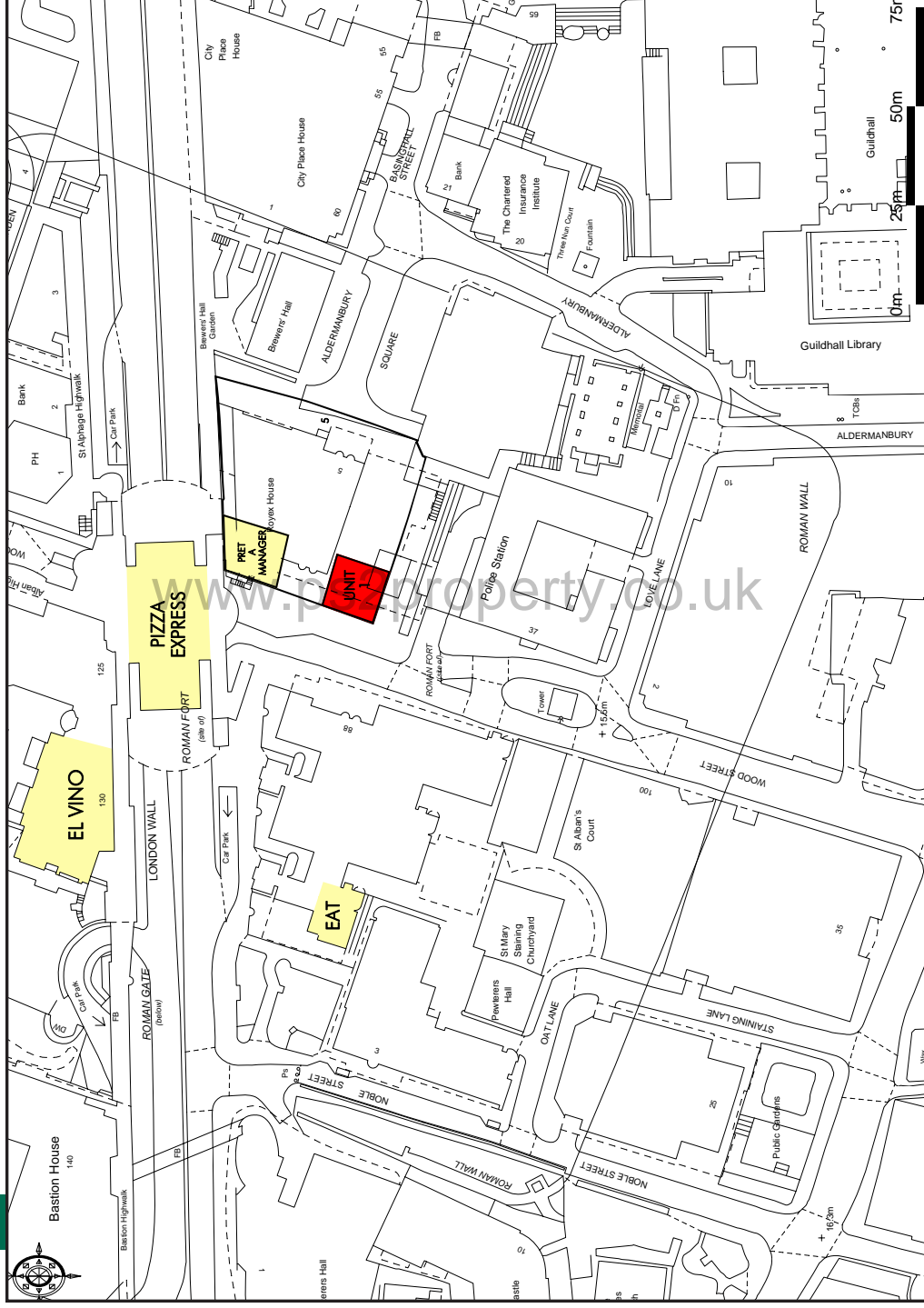
Tel: 020 7182 2349

Email: michael.dibley@cbre.com

www.ps2property.co.uk

# LONDON EC2

## Unit 1, 5 Aldermanbury Square (Wood Street)



CB Richard Ellis  
Kingsley House  
Wimpole Street  
London W1G 0RE  
[www.cbre.com](http://www.cbre.com)

©2009, CB Richard Ellis, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal, without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. For more information contact: Floor 5, 37, Hatfield, Hertfordshire AL9 8BL. Tel: 01707 636901 Fax: 01707 636907.