

LONDON FRUIT & WOOL EXCHANGE BRUSHFIELD STREET, LONDON E1

CHARACTER OFFICE SUITES TO LET

WIDE RANGE OF SIZES

Further information, webcam views and plans: www.lfwe.co.uk



Location

EC3/E1 border, close to Liverpool Street and Broadgate, opposite Bishops Square and Spitalfields market. There is a wide range of high quality retail/catering/ leisure facilities in the immediate locality.

Accommodation

Built in 1929 and designed by architect Sidney Perks, the Exchange offers varied accommodation. Most of the **Offices** have high ceilings and character/period features such as the original wood and woodblock floor surfaces and a number are being redecorated. Varying sizes are available on the ground to fourth floors, totalling approximately 80,000 sq ft.

In addition, there are large basement **Storage** areas, **Car Parking** spaces (the building is outside the Congestion Charging Zone), and street level units with potential **Retail** use (stpp).

Specification

- Central heating
- Some ceiling mounted comfort cooling
- Period glazing
- Solid floors with perimeter power
- 2 no. passenger lifts
- 1 no. 1250kg / 17person goods lift
- Male and female toilets on each floor
- Kitchen facilities
- On-site management and security team
- Car parking
- Storage facilities
- On site fitness facility (membership only)

Terms

Available on effective FRI leases (contracted out) for a term to March 2013 and subject to a landlord rolling break option operable on or any time after September 2011. A rent deposit will be required.

Outgoings	Rent per sq ft	Rates	S/Charge	Building Insurance
	From £15.00 - £17.50 for Offices	From £3.00 psf estimated (with SBRR)	£4.75 psf estimated	£0.50 psf estimated

Viewings

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All negotiations are subject to contract, receipt of satisfactory references and landlords consent Where necessary. Stated floor areas are subject to verification. Your attention is drawn to the Important Notice overleaf/below.

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