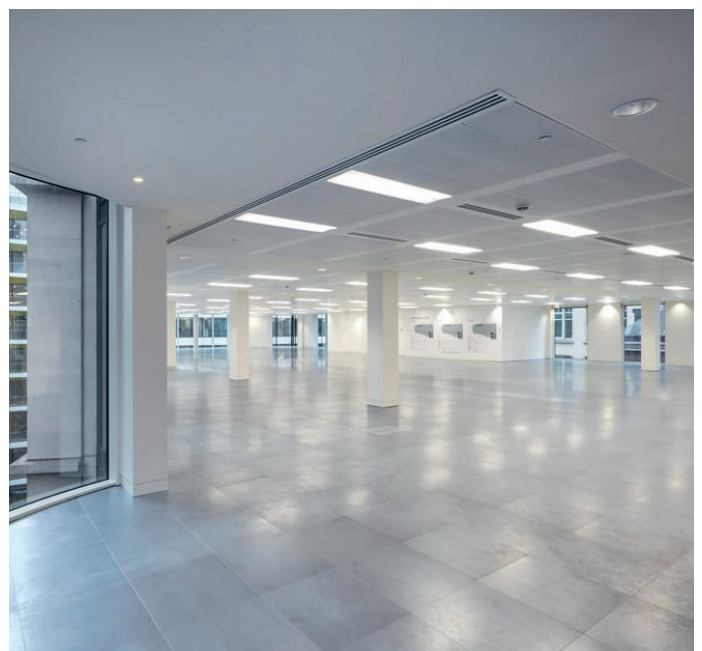
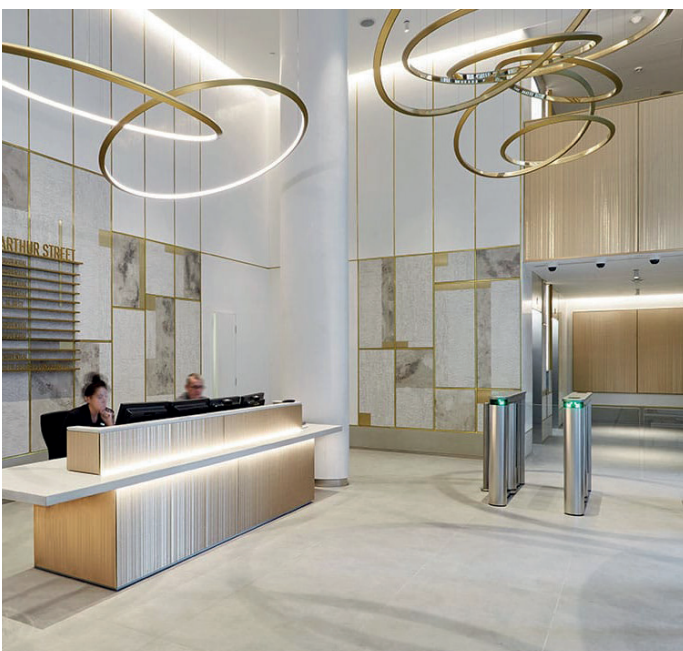


One One One

12 ARTHUR STREET, MONUMENT, LONDON, EC4

COMPREHENSIVELY REFURBISHED OFFICE SPACE TO LET
9,845 SQ. FT. - 20,049 SQ. FT.



8 Percy Street, Fitzrovia, London, W1T 1DJ | +44 (0) 207 923 8620

One One One

SECOND FLOOR - 9,845 SQ. FT.
FIFTH FLOOR - 10,204 SQ. FT.

QUOTING RENT: £68.50 PER SQ. FT.

BUSINESS RATES: £18.65 PER SQ. FT.

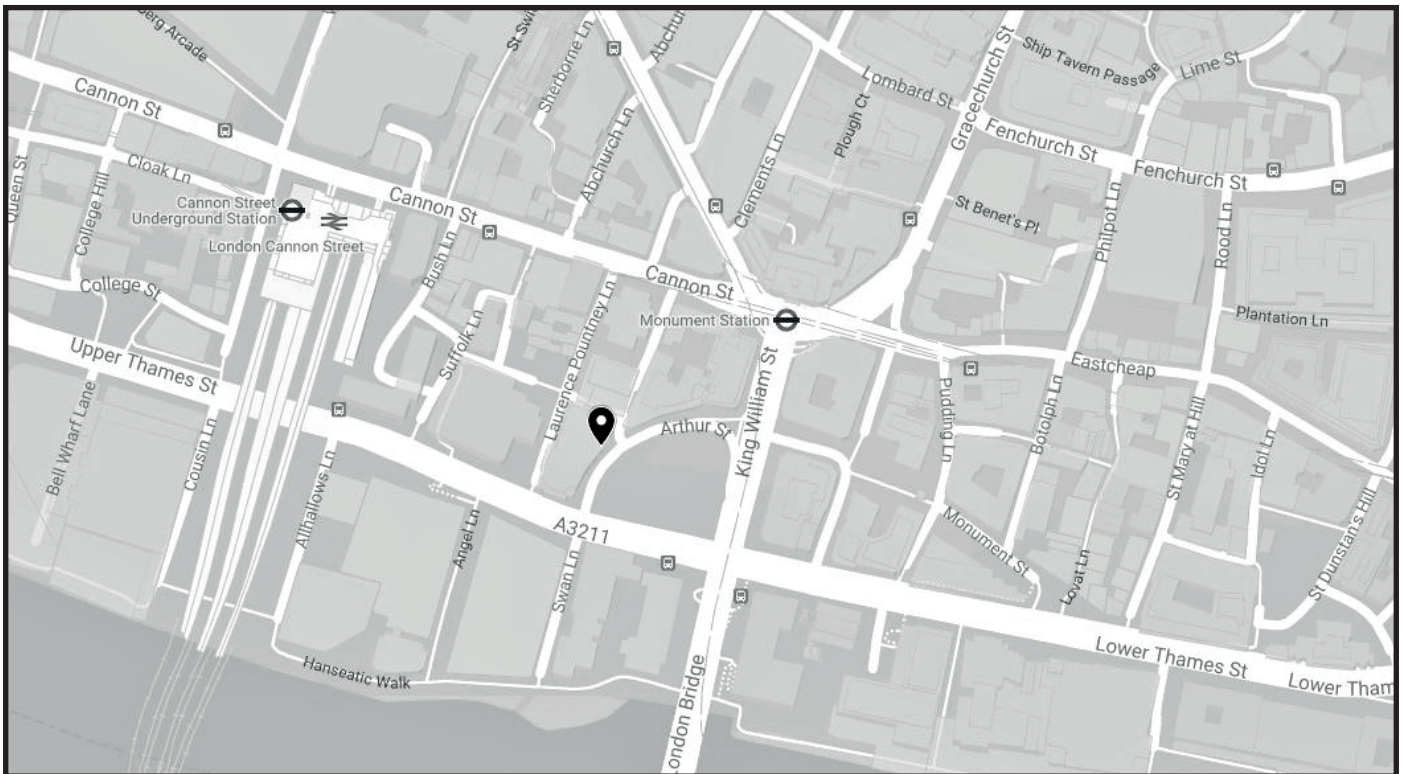
SERVICE CHARGE: £12.00 PER SQ. FT.

SECURITY OF TENURE: SET OUTSIDE SECTIONS 24-28 THE LANDLORD & TENANT ACT 1954



One One One

- NEW INDEPENDENT VRF AIR CONDITIONING SYSTEM
- NEW METAL TILE SUSPENDED CEILING
 - REMODELLED ENTRANCE HALL
- BICYCLE SPACES & SHOWER FACILITIES
 - NEW LED LIGHTING



ADAM LANDAU

0207 923 8620

07817 204 777

adaml@oneadv.co.uk

ADAM SMITH

0207 923 8620

07875 269 062

adams@oneadv.co.uk

Subject to Contract. One One One does not claim in any way to be instructed to market this property and are simply providing information on available properties on the open market at the time of publication. Misrepresentation Act 1967 Unfair Contract Terms Act 1977 - The Property Mis-descriptions Act 1991 The agents for themselves and for the vendors or lessors of this property whose agents / advisors give notice that: 1 The particulars and any inserts therein do not constitute any part of an offer or a contract. 2 All statements contained in these particulars and any inserts therein as to these properties are made without responsibility on the parts of the agents or the vendors or the lessors. 3 All descriptions, dimensions, (which in any event are approximate only) photographs, plans, impressions and other particulars are given in good faith but are for illustrative purposes only and any intending Purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness of each of them. 4 No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property or any other property being marketed.

8 Percy Street, Fitzrovia, London, W1T 1DJ | +44 (0) 207 923 8620