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# 2-4 IDOL LANE

## EC3R

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FIRST FLOOR  
2,907 SQ.FT 270 M2



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**DeVono**

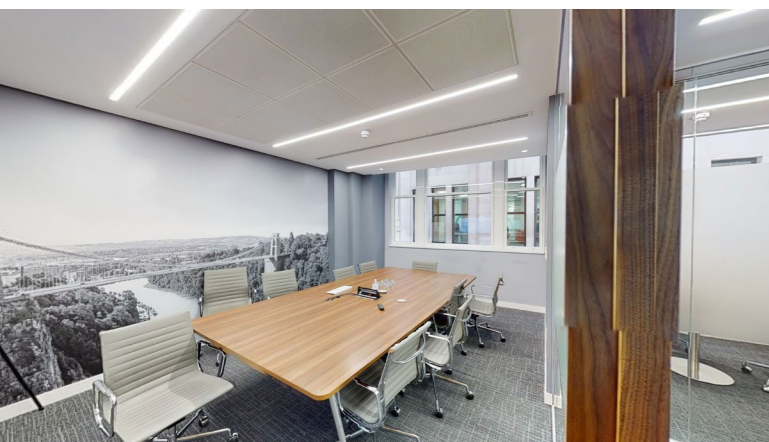
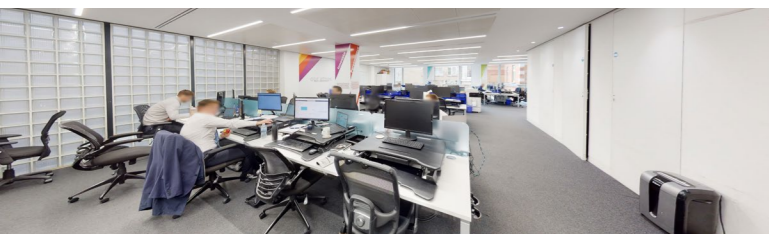
# INTRODUCTION

DeVono are delighted to offer the 1st floor, 2-4 Idol Lane which provides 2,907 sq.ft of fully fitted office space, located just off Eastcheap.

The available accommodation provides 2,907 sq.ft of fitted space. The 1st floor provides a mixture of front of house reception and meeting rooms with traditional open plan desking.

## KEY SPECS

- ✓ 34 workstations
- ✓ LED Lighting throughout
- ✓ 10 person board room
- ✓ 2x 3 person meeting rooms
- ✓ 6 person meeting room
- ✓ 5 person VC room
- ✓ Kitchen
- ✓ Reception area





**GOOD NATURAL LIGHT**



**1 PASSENGER LIFT**



**FULLY PLUG AND PLAY**



**RAISED ACCESS FLOORS**



**CYCLE STORAGE**



**FULLY AIR CONDITIONED**



## LOCATION

Idol Lane is situated just off Eastcheap and so close to Leadenhall Market with its extensive shopping and leisure facilities. Transport connections are excellent with the building situated a short walk from Monument, Bank, Fenchurch Street, London Bridge and Liverpool Street stations.

## TERMS

The 1st floor is available by way of an assignment of the existing lease expiring in July 2026.

Passing Rent	£60.00 per SQ.FT
Business Rates	est £22.00 per SQ.FT
Service Charge	£19.62 per SQ.FT

## EPC

Rating: TBC

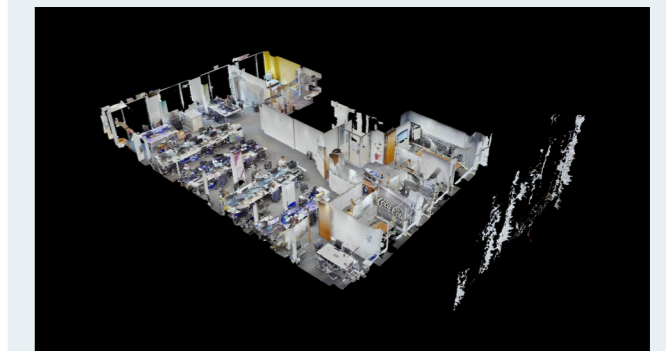


### MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

## FLOOR PLANS\*

### 1ST FLOOR- 2,907 SQ.FT 270 M2



\*Floor plan not to scale

# CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono.

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