

LEVEL 22

# BROADGATE TOWER

12,563 SQ FT OF FULLY FITTED & FURNISHED OFFICES

## TERMS

<b>AREA</b>	12,563 sq ft (1,167 sq m)
<b>LEASE</b>	The premises are held for a term expiring on 23 December 2023, INSIDE Ss 24-28 of the Landlord & Tenant Act 1954, affording the Lessee a right to renew
<b>RENT</b>	£701,000 per annum (£55.80 per sq ft)
<b>RATES</b>	Rateable Value: £530,000 Rates Payable 2022/23: £277,720 (£22.10 per sq ft)
<b>SERVICE CHARGE</b>	For 2022/23: £143,043 (£11.39 per sq ft)
<b>FIT OUT INVENTORY</b>	Available on request
<b>FIT OUT VARIATIONS</b>	The lessor can implement any variations required to meet an occupiers requirements
<b>AVAILABILITY</b>	Ready to move into NOW
<b>VAT</b>	The building is elected for VAT

## CONTACT

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