

*** Midtown - Offices To Let ***

3 Waterhouse Square, London EC1

Location

3 Waterhouse Square is situated in a prime Midtown location close to Chancery Lane (Central line) and Farringdon (Circle, Metropolitan and Hammersmith and City lines) underground stations. The local area benefits from a multitude of shops, bars and restaurants. Occupiers who have recently moved to Waterhouse Square include Skype, Weber Shandwick and the Austin Reed Group.

Accommodation

Ground Floor (South): 7,226 sq ft (671.31 sq m)



Specification

- Dedicated entrance (with signage)
- VAV air conditioning + BMS
- Metal tile suspended ceiling
- LG7 compliant lighting
- 2.7-3.0m floor to ceiling height generally
- Raised floor (in part). Typical void 250-300mm generally
- Open plan layout with 4 meeting rooms, and its own WC accommodation

Estimated Outgoings

Rent	Est.Rates (2012/13)	Service Charge
£35.00 p/sq ft No VAT	£13.56 p/sq ft	12.00 p/sq ft
£376.74 p/sq m	£145.96 p/sq m	£129.17 p/sq m

Lease

A new sub-lease is available for a term by arrangement.

Contacts

McCalmont-Woods

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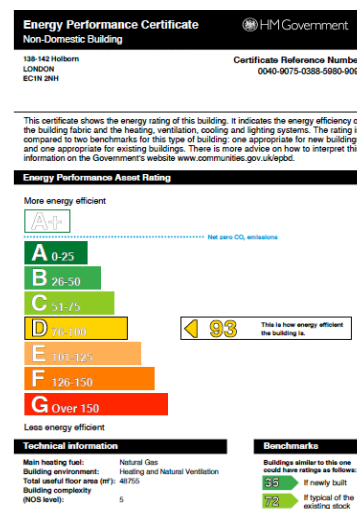
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These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements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

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