

**8 Bow Lane,
London, EC4M 9EB**



Class E Unit To Let - 641 sq ft Over Ground Floor and Basement

RETAIL

London | Consultancy | Transactions | Independent | Experienced

Location

Bow Lane is a busy pedestrian retail thoroughfare running between the City's principle retail street Cheapside and Mansion House Underground Station. The street benefits from a vibrant mix of retailers, restaurants and bars. Occupiers in the immediate vicinity include Paul Smith, Loake, Coco Di Mama, Konditor, Paul, Island Poke, Porterford Butchers, Hola Guacamole & Pret A Manger.

In addition, Shakeshack and Blacksheep Coffee are located beneath 45 Cannon Street to the south of the subject property. The property is extremely well connected in close proximity to Bank, Mansion House and St Pauls underground stations. The area benefits from a very high density of office workers which has been further enhanced by the completion of Bloomberg's 1.1m sq ft HQ at 3 Queen Victoria Street, which now accommodates their 4,000 London based employees.

Accommodation (GIA)

The unit is arranged over ground and basement floors comprising the following approximate floor areas:

Description	sq ft	sq m
Ground Floor	308	28.61
Basement	333	30.94
Total	641	59.55

Rent

Upon Application

Terms

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

Use

Class E.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.



Rates

The rateable value of the property is £53,500 from 1 April 2023.

Interested parties should make further enquiries with the City of London.

EPC

An EPC is available on request.

Further Info

Viewings are by appointment only via joint sole agents:

Liv England - Levy Real Estate

t: 07530 807 800

e: liv.english@levyrealstate.co.uk

Greg Stalcup - Levy Real Estate

M: 07825 191 239

E: greg.stalcup@levyrealstate.co.uk

Katie Pearson - Colliers

M: 07599 100 044

E: katie.pearson@colliers.com

Emma Wills - Colliers

M: 07977 001 808

E: emma.wills@colliers.com

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and 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 the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. November 2023

Levy Real Estate LLP
Heddon House, 149-151 Regent
Street, London, W1B 4JD

T +44 20 7930 1070

E info@levyrealstate.co.uk

www.levyrealstate.co.uk



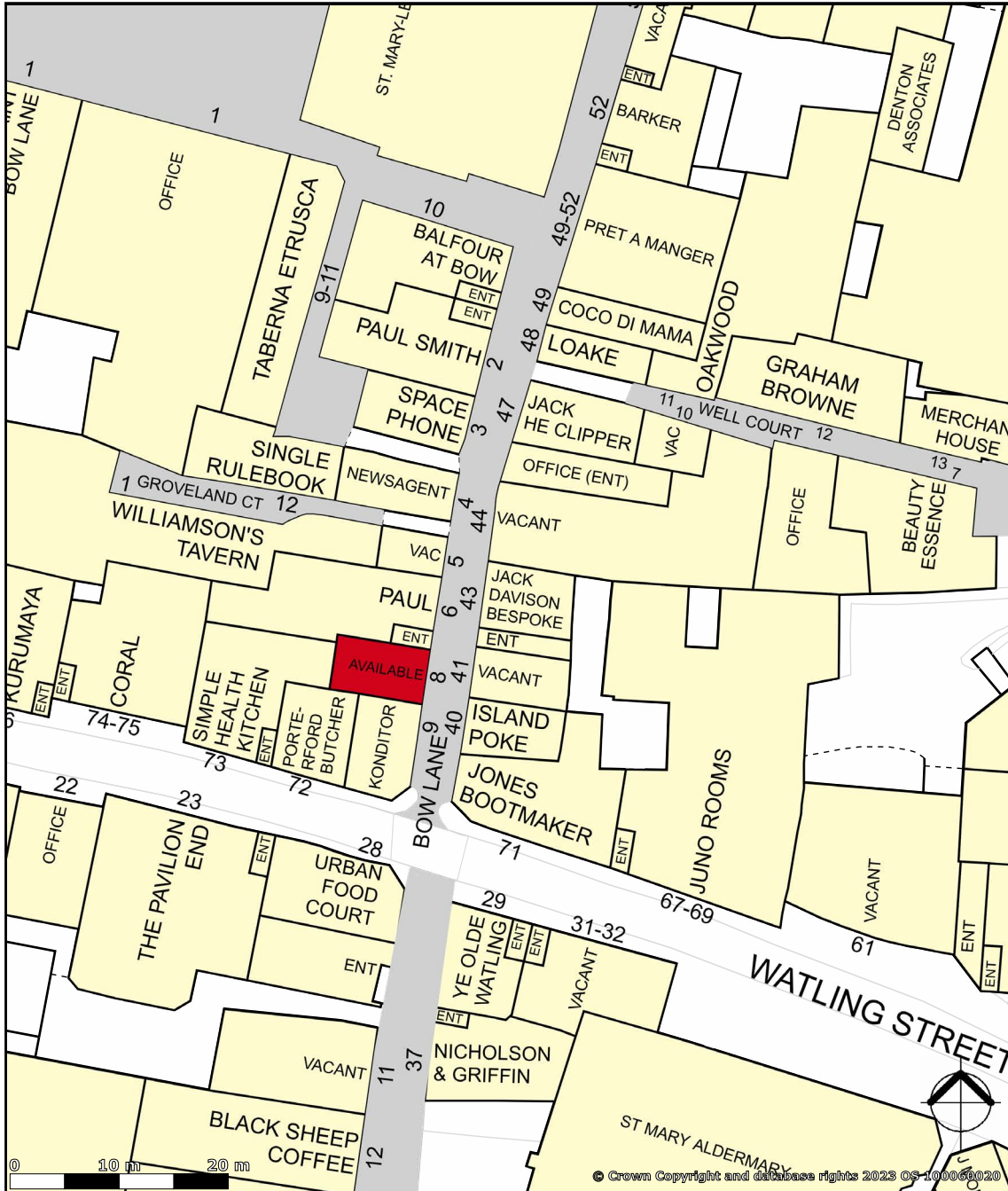
8 Bow Lane,
London, EC4M 9EB



Class E Unit To Let - 641 sq ft Over Ground Floor and Basement

RETAIL

London | Consultancy | Transactions | Independent | Experienced



MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and 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 the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. November 2023

Levy Real Estate LLP
Heddon House, 149-151 Regent Street, London, W1B 4JD

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk

