



MONUMENT PLACE

*22 Monument Street EC3  
Prominent Retail Opportunity –  
Ground Floor 797 sq ft – Lower Ground Floor 1,638 sq ft*



## Location

The premises provide a very prominent unit adjacent to the entrance to the Monument Place office development, which provides approximately 75,000 sq ft of new grade A office space.

The retail unit benefits from its proximity to Monument tube station and the high footfall created by the local office population as well as tourists visiting the historic London site.

## Accommodation

Arranged over 2 levels with the following areas:

Ground Floor	797 sq ft	74 sq m
Lower Ground Floor	1,638 sq ft	152 sq m

Subject to appropriate consents there may be the opportunity for external seating. Further details on request.

## Lease Term

The property will be available by way of a new lease for a minimum term of 15 years on an effectively FRI basis and subject to 5 yearly reviews.

## Rental

Commencing annual rental of £90,000.

## Service Charge

Further details upon request.

## Planning

The premises benefits from consent for A1 and A3 uses.

## Rating

The premises are yet to be assessed for rating purposes.



## Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

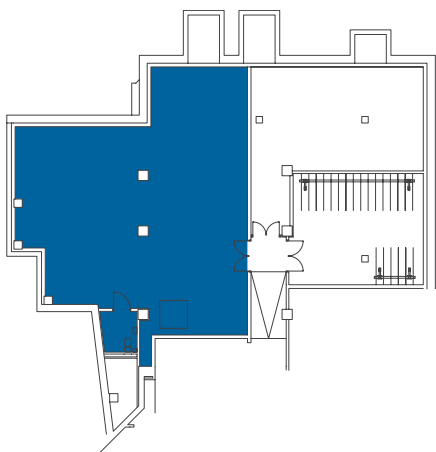
## Website

Further information regarding the units and the Monument Place development is available at [www.monument-place.co.uk](http://www.monument-place.co.uk)

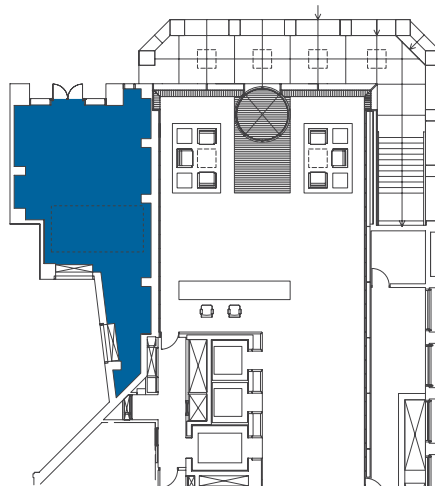
## Timing

Available now.

### Lower Ground Floor



### Ground Floor



### EPC

An EPC certificate is available on request.

## Viewing & Further Information

Strictly by prior arrangement via joint agents only.

Misrepresentation Act 1967 and Property Misdescriptions Act 1991. MMX Retail & Bruce Gillingham Pollard themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars featured are believed to be correct, but their accuracy cannot be guaranteed and they are expressly excluded from any contract. December 2013.



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