



# JASPER HOUSE

4-6 Cophthall Avenue / EC2



City Office Space To Let  
2,117 To 4,267 Sq Ft

## Description

4-6 Copthall Avenue has undergone a comprehensive refurbishment of the common parts, including a new reception and entrance area.

The available floors are in a Category A condition and are available via a new lease direct from the Landlord.

## Specification

- VRF Fan coil air conditioning
- LG7 lighting
- Suspended metal tile ceiling
- 1 x passenger lift
- Fully accessible raised floors
- Shower facilities
- Bike Storage

## Location

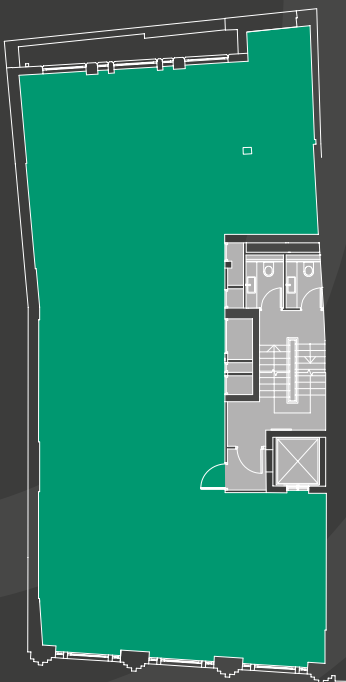
The property is positioned on Copthall Avenue to the north of the Bank of England and south of London Wall. Bank, Moorgate, Liverpool Street and Cannon Street stations are all within a short walking distance and the local area provides extensive amenities.

## Availability

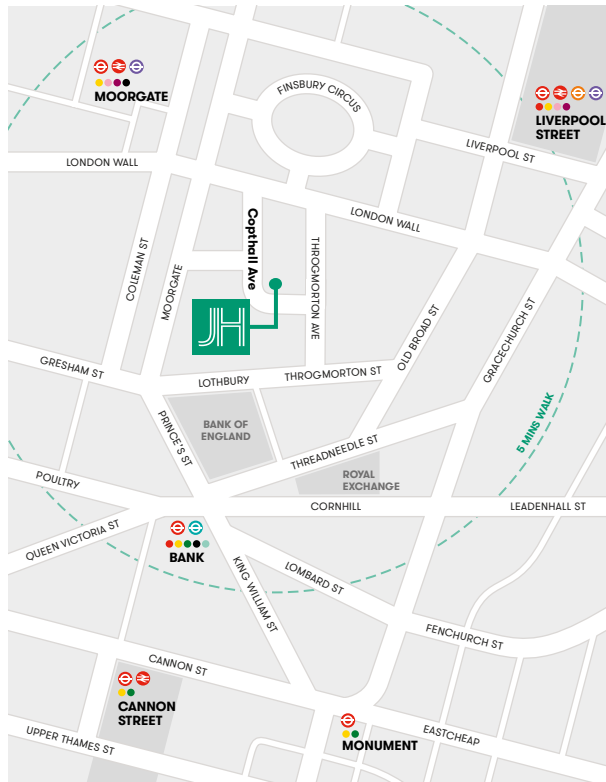
Floor	Sq M	Sq Ft
5th	UNDER OFFER	
3rd	199.7	2,150
2nd	196.7	2,117
<b>Total</b>	<b>396.4</b>	<b>4,267</b>

## 3rd Floor

2,150 Sq Ft (199.7 Sq M)



For indicative purposes only - not to scale.



## Terms

**Rent** - £49.50 per sq ft.

**Service Charge** - £11.30 per sq ft.

**Business Rates** - Rates Payable:

£21.10 per sq ft (estimated 2017).

## Viewing

Strictly through sole lettings agents:

### JLL

**Catherine Owen**  
020 7399 5208  
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**Jason Collier**  
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### Knight Frank

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