



OFFICE SUITE TO LET

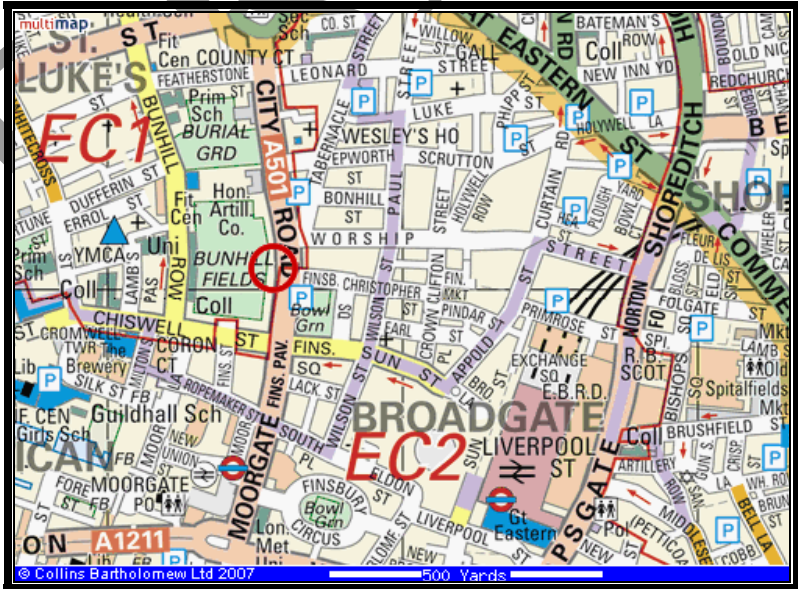
**4th FLOOR, LIVINGSTONE HOUSE,
12 FINSBURY SQUARE, LONDON EC2A 1AS**

2,939 SQ. FT - 273.03 SQ. M

Location	Located on Finsbury Square close to the junction with City Road. Moorgate (Northern, Circle, Metropolitan and Hammersmith & City Lines), Old Street (Northern Line) and Liverpool Street (Main line services, Central, Circle, Metropolitan and Hammersmith & City Lines) stations are all located within easy reach.											
Description	The demise comprises the entire fourth floor of this attractive modern office building. The accommodation is open plan and will be redecorated and recarpeted.											
Specification	<ul style="list-style-type: none">• Security guard• Raised floors• Demised WC	<ul style="list-style-type: none">• Air conditioning• Suspended ceiling• Lift directly into demise										
Accommodation	<table><thead><tr><th>Floor</th><th>SQ. FT</th><th>SQ. M</th></tr></thead><tbody><tr><td>Fourth</td><td>2,939</td><td>273.03</td></tr><tr><td></td><td>2,939</td><td>273.03</td></tr></tbody></table>	Floor	SQ. FT	SQ. M	Fourth	2,939	273.03		2,939	273.03		
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Terms	A new FRI sub lease to expire in September 2012.											
Rent	TBC.											
Service Charges	TBC.											
Business Rates	TBC.											
VAT	The property is elected for VAT.											
Legal Costs	Each party to bear their own legal costs.											
Viewing	David Shapiro 0207 391 7100 dshapiro@fandt.com	George McCullough 0207 391 7100 gmcullough@fandt.com										

File ref: DS/19475

We draw your attention to the important notice overleaf





Notice Under Property Misdescriptions Act 1991

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