

## STUDIO SUITE

<b>Suite</b>	<b>Studio Suite</b> Quantum House Upper 3rd Floor 22-24 Red Lion Court London EC4A 3EB
<b>Size</b>	622 sq ft
<b>Rent</b>	£40,000 per annum
<b>Service Charge</b>	£10 per sq ft ( <i>invoiced quarterly</i> )
<b>Rates</b>	£10 per sq ft (Approx) <i>Payable directly to city of London</i>
<b>Contractual Term</b>	Negotiable
<b>Deposit</b>	Equivalent to three months rent
<b>Facilities included</b>	CAT6 and fibre optic cable pre wired 20 Core telephone cable pre wired Fibre Optic Broadband ( <i>Additional monthly charges apply</i> ) Wi-Fi VOIP ready Individual unit intruder alarm linked to monitoring station CCTV 24-hour access Entry phone On-site management team (Mon - Fri) - (9-5:30pm) Reception services Meet and greet service Company signage Meeting rooms (see tenants rate) Lounge area / Kitchen Shower Lift Recycling facilities Individual office cleaning - Mon-Fri (included in service charge) Close to underground/subway ( <i>Temple, Chancery Lane, St Pauls, Farringdon</i> ) Close to mainline train station ( <i>BlackFriars</i> )
<b>Utilities</b>	Electricity - metered and charged quarterly Water - Included in service charge