

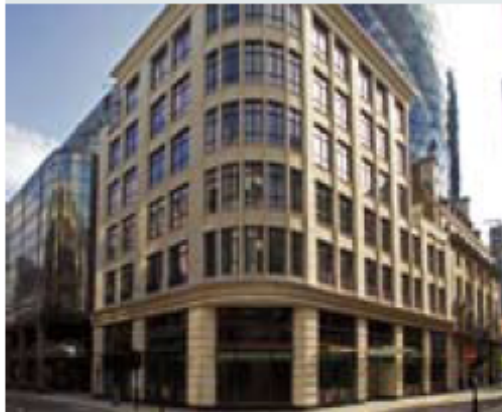
Publication: Estates Gazette

Date: 27th March 2010

Circulation: 25,643

Retail

STAR DEAL



London Ground floor (part),

50 St Mary Axe EC3A 8EW

Rental £50,000 pa

Total floor space 83m² (890 sq ft)

Lease terms 10-year lease with a rent review at the end of year five

Lessor Frogmore

Lessor's agent Cushman & Wakefield
(020 7935 5000)

Lessor's agent Strutt & Parker (020
7629 7282)

Lessee Caffè Nero.