

4th FLOOR OFFICE WITH PRIVATE ROOF TERRACE TO LET | 3,199 sq ft



Location

The property is well connected with public transport, with Bank (Central, Northern and Waterloo & City lines) underground station being less than a one minute walk. Cannon Street (Circle & District lines), Liverpool Street (Circle, Central, Hammersmith & City and Metropolitan lines), Mansion House (Circle and District lines) and Fenchurch Street (Overground) Stations are all also within short walking distance.

Description

The 4th floor provides an abundance of natural light throughout, LED lighting, meeting rooms and a demised kitchenette and WCs.


The office also benefits from a demised private roof terrace along with a manned reception, 24-hour access, showers and bike storage.

Floor Areas


Floor	sq ft	sq m
4 th Floor	3,199	297
TOTAL (approx.)	3,199	297

*Measurement in terms of NIA

Ray Walker, Partner

 020 7025 1399

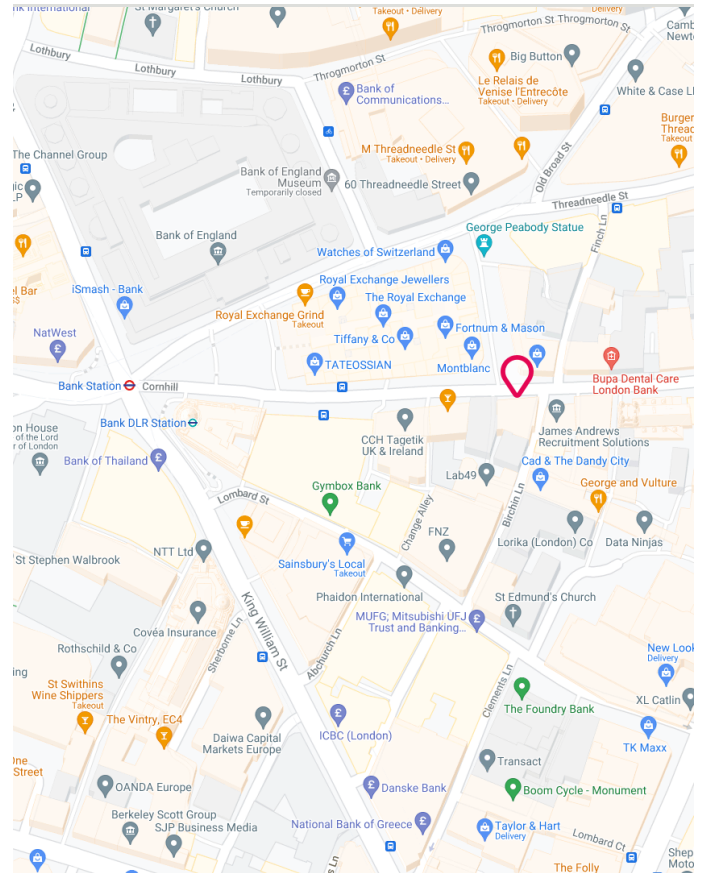
Olivia Stapleton, Agency Surveyor

 020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract July 2021

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Terms

Tenure:	Leasehold
Lease:	An assignment / sublease to August 2023. Alternatively, a new lease is available from the Freeholder.
Passing Rent:	£210,533 per annum (£65.80 psf)
Rates:	Estimated at £19.92 psf (2021/22)
Service Charge:	£14.84 psf

Amenities

- Private demised roof terrace
- Shower facilities / bike storage
- Boardrooms
- Kitchenette
- Demised WCs
- Excellent natural light
- 24-hour access
- Manned reception
- Two passenger lifts

Ray Walker, Partner

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