

8th FLOOR OFFICE TO LET | 4,932 sq ft



Location

The buildings connectivity is excellent, being located adjacent to Fenchurch Street Station and within easy reach of Tower Hill, Bank and Liverpool Street Stations. Lloyd's of London is within a five minute walk.

Floor Areas

Floor	sq ft	sq m
8 th Floor	4,932	458
TOTAL (approx.)	4,932	458

*Measurement in terms of NIA

Description


The 8th Floor provides 4,932 sq ft of open plan, fitted office space with excellent natural light, superb views and air conditioning. The building provides 24-hour access and security. The floor is accessed via the option of three x13 person passenger lifts.

Fenchurch Street


Fenchurch Street is a well-known thoroughfare in the City of London financial district and is the site of many corporate offices and headquarters.

The name "Fenchurch" derives from the Latin faenum (hay) and referred to hay markets in the area.

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.

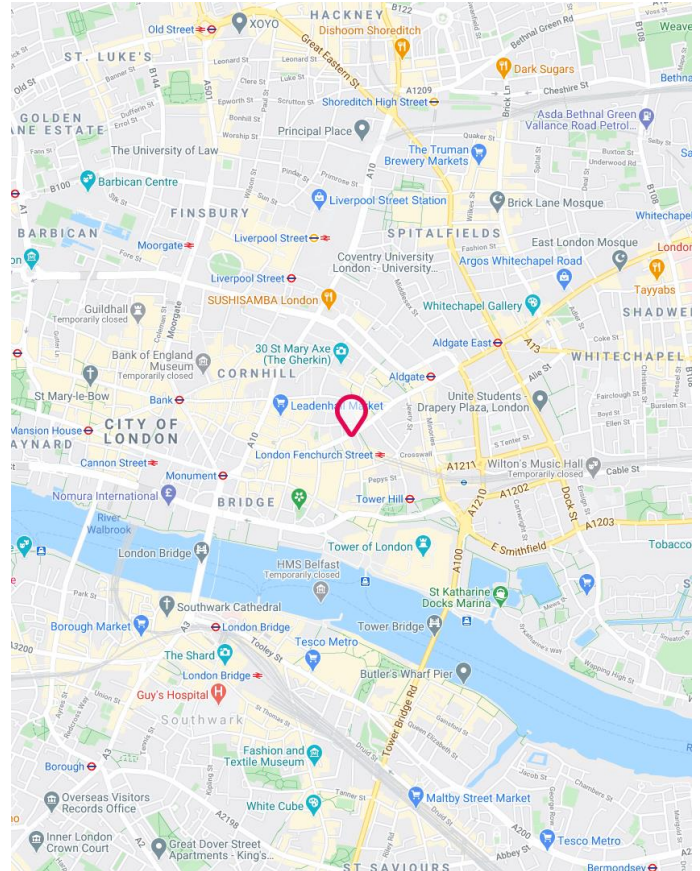
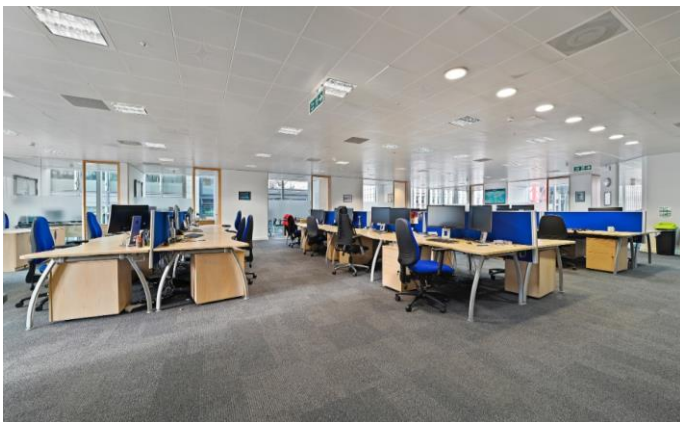
Subject to Contract July 2021

Vitro, 60 Fenchurch Street

London, EC3M 4AD



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Terms

Tenure:	Leasehold
Lease:	Short term sub lease available until September 2022 at a discounted rent to be agreed, or assignment at the passing rent of £320,970 per annum. Alternatively, a new lease is available direct from the freeholder.
Rent:	£59.50 psf, excl (on a new lease basis)
Rates:	Approx £22.24 psf per annum (2020/21)
Service Charge:	Circa £14.60 psf per annum

Amenities

- Superb natural light with excellent views
- Excellent existing fit out
- 24-hour access and security
- 3 x 13-person passenger lifts
- Air conditioning
- Suspended ceilings
- Raised flooring

Ray Walker, Partner

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