NEWTON PERKINS

High Quality Offices To Let

42 Trinity Square, London, EC3– **Flexible F1 and E use class**

Transport Links

- 0.04 miles from Tower Hill
- 0.20 miles from Fenchurch Street
- 0.25 miles from Aldgate
- 0.40 miles from Monument

Lease

A new lease(s) is available, direct from the landlord.

Rent

£55.00 per sq.ft

Accommodation

Ground Floor (North)	730 sq ft	68m²	U/O
Ground Floor (South)	478 sq ft	44m²	
Courtyard Floor	1,881 sq ft	174m²	
TOTAL:	**3,089 sq ft**	**286m²**	

Rates Payable (2024/25)

Estimated at £17.54 – £21.55 per sq.ft overall.

However, all interested parties should make their own enquiries.

Service Charge

Estimated at £12.30 per sq.ft
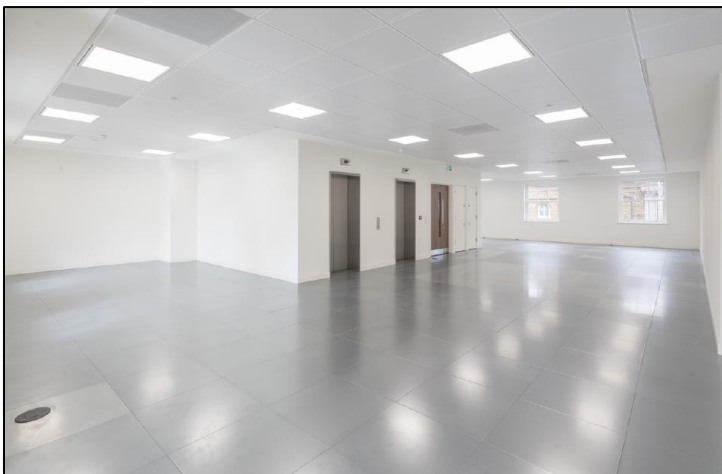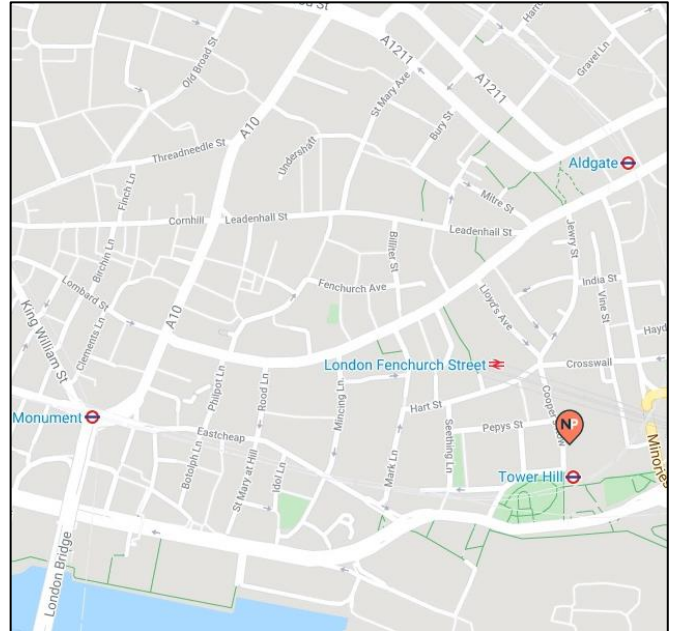
VAT

The building has been elected for VAT.

Amenities

- Use class – F1
- Extensively refurbished
- New air conditioning
- New raised floor
- Metal tiled and plastered ceilings
- 2 x passenger lifts
- Landscaped courtyard
- View over the historic London Wall to the rear
- Adjacent to Tower Hill tube station
- Showers, lockers and bicycle racks

Newton Perkins

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