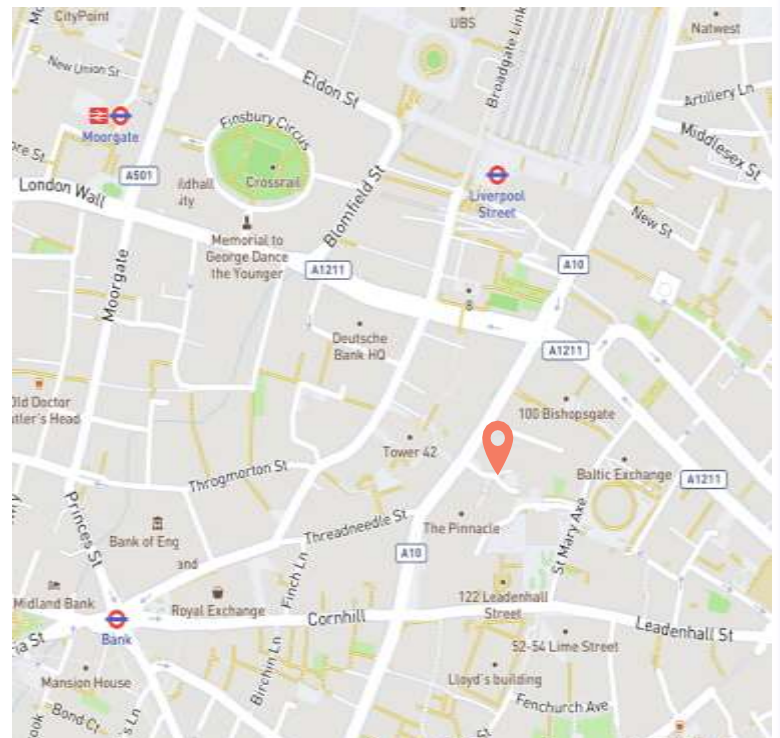


## HIGH QUALITY FIT OUT

35 Great St Helens, London, EC3

1<sup>st</sup> Floor – 2,640 sq ft (245m<sup>2</sup>)



### Location

The building overlooks an attractive square behind Bishopsgate and St Mary Axe being well located for the insurance and financial markets. Bank, Monument, Liverpool Street and Fenchurch Street mainline stations are all within easy walking distance.

### Lease

Available by way of a sublease for a term until February 2022.

Alternatively a new lease from the landlord may be available.

### Rent

£49.50 per sq.ft

### Accommodation

The offices provide high quality fitted out accommodation, including 2 meeting rooms, a private office, a kitchenette and open plan desk.

Furniture can also be made available to offer a "Plug and Play" solution.

Floor	Sq Ft	Sq M
1 <sup>st</sup> Floor	2,640 sq ft	245m <sup>2</sup>

### Rates Payable (2020/21)

Estimated at £21.44 per sq.ft

However, all interested parties should make their own enquiries.

## Amenities

- Fully fitted with meeting rooms, private office and kitchenette
- Fan Coil Air Conditioning
- Fully Accessible Raised Floor
- Metal Tile Suspended Ceiling
- LED Lighting
- 2 x Passenger Lift
- Manned Reception
- Shower & Bike Storage
- 24 Hour Access

## Service Charge

£12.50 per sq.ft

## Viewings

Strictly by appointment through sole agent:

## Newton Perkins

Jonathan Beilin – 020 7456 0727  
e-mail: [jb@newtonperkins.com](mailto:jb@newtonperkins.com)

Jack Wells – 020 7456 0729  
e-mail: [jw@newtonperkins.com](mailto:jw@newtonperkins.com)

## VAT

The building has been elected for VAT.

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

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