

11-13

CROSSWALL

LONDON EC3

REFURBISHED OFFICES AVAILABLE
AS CAT A OR FULLY FITTED
WITH FURNITURE



ACCOMMODATION

| FLOOR | SQ FT | SQ M |
|--------------|---------------|----------------|
| 4TH | 2,779 | 258.2 |
| 3RD | 2,660 | 247.1 |
| 2ND | 2,700 | 250.8 |
| GROUND | 2,366 | 248.6 |
| LOWER GROUND | 2,097 | 194.8 |
| TOTAL | 12,602 | 1,199.5 |

Ground floor is self-contained with a separate entrance.



DETAILS

The building has undergone an extensive refurbishment and benefits from air conditioning, lighting and new raised floors. The 3rd and 2nd floors are available fully fitted with furniture.



VRF air conditioning system



Suspended LED lighting
(Ground floor)



Self contained Ground floor Use
Class E (with dedicated entrance)



New bicycle racks
and shower facilities



Manned Reception



24 hour access

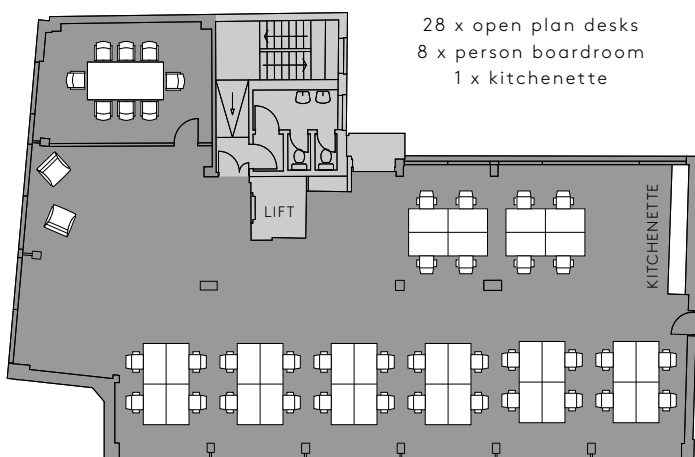


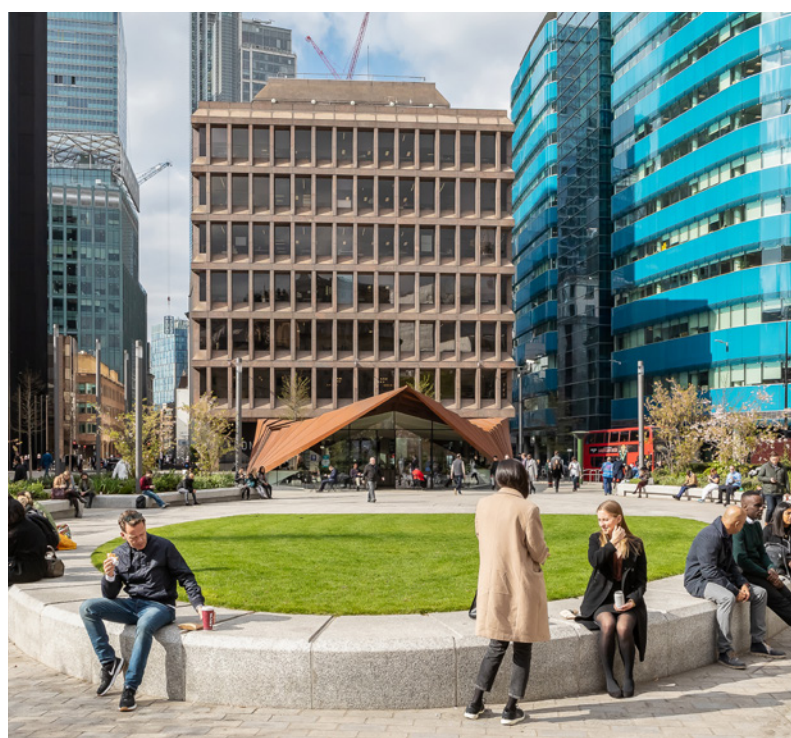
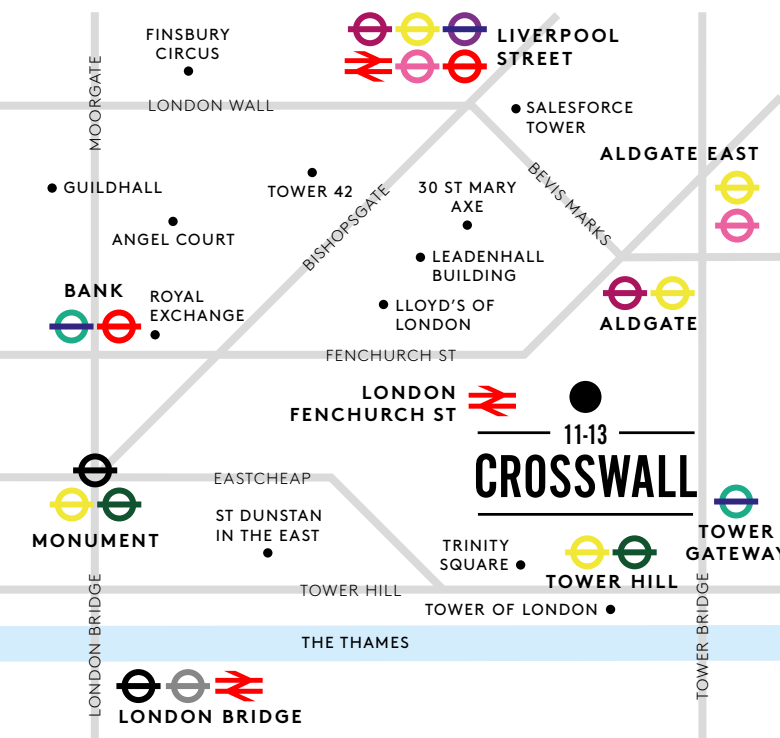
Fully accessible raised floors
with small power & Cat 6
data cabling throughout (3rd
& 2nd only)



New Plaster Ceilings with new
integral LED Strip lighting
(3rd & 2nd only)

2ND FLOOR 2,700 SQ FT OPEN PLAN SPACE





TERMS & VIEWING

Terms on application and viewing strictly via joint sole letting agents:



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