

## FULLY FITTED OFFICES AVAILABLE

11/13 Crosswall, London, EC3 – **Flexible F1 and E use class**



### Transport Links

- 0.12 miles from Tower Hill
- 0.17 miles from Aldgate
- 0.20 miles from Fenchurch Street
- 0.43 miles from Monument

### Lease

A new lease(s) direct from the Landlord available on terms by arrangement.

### Guide Rent

2<sup>nd</sup> & 4<sup>th</sup> Floors – £45.00 per sq.ft

Basement – £27.00 per sq ft

### VAT

The building HAS been elected for VAT

### Accommodation

4 <sup>th</sup> Floor	2,685 sq ft	249m <sup>2</sup>	
2 <sup>nd</sup> Floor	2,685 sq ft	249m <sup>2</sup>	(Fitted)
Basement	2,112 sq ft	196m <sup>2</sup>	
<b>TOTAL:</b>	<b>7,482 sq ft</b>	<b>695m<sup>2</sup></b>	

\*The 2<sup>nd</sup> Floor is fitted with boardroom, kitchen, furniture, cabling etc.

### Rates Payable (2023/24)

Estimated at £7.53 – £16.47 per sq ft.

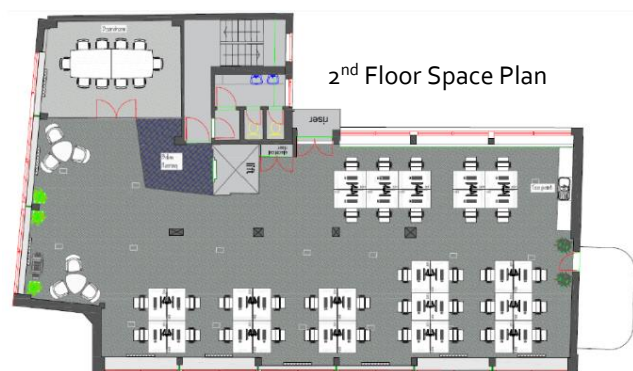
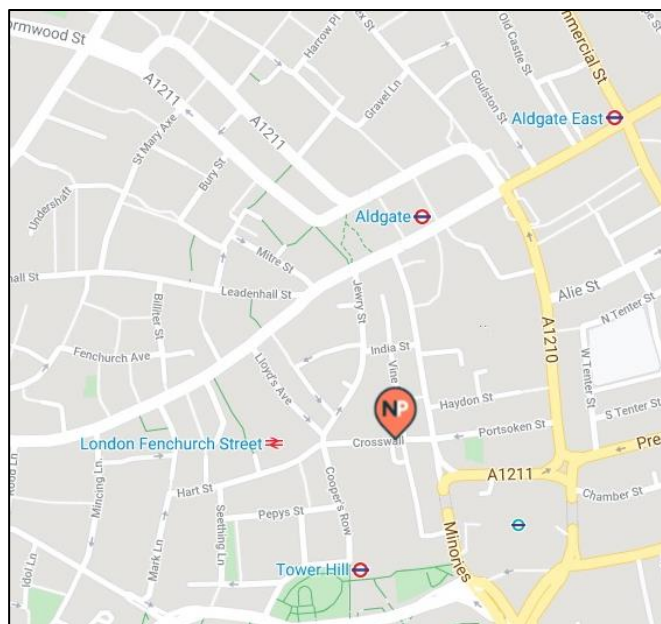
However, all interested parties should make their own enquiries.

### Service Charge

Estimated at £12.25 per sq.ft

## Amenities

- 2<sup>nd</sup> floor is fully fitted out to provide a boardroom, kitchenette and open plan desking with cabling.
- Flexible Commercial E and F I (Educational) use class'
- New Suspended Ceilings
- New Raised Floors
- New LED Lighting
- Fan coil air-conditioning
- 8 x Person Passenger Lift
- Excellent Natural Light
- Manned Reception
- EPC Rating – C 75
- Bike storage / showers



## Newton Perkins

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