

## Newly Refurbished Offices

100 Lower Thames Street, London, EC3



### Transport Links

- 0.12 miles from Monument
- 0.25 miles from London Bridge
- 0.32 miles from Cannon Street
- 0.40 miles from Bank

### Lease

New Leases are available direct from the landlord.

### Rent

8 <sup>th</sup> Floor	£62.50 per sq. ft.
5 <sup>th</sup> Floor West	£57.50 per sq. ft.
Ground Floor	£55.00 per sq. ft.

### Accommodation

8 <sup>th</sup> Floor	4,844 sq. ft.	450m <sup>2</sup> (Fitted Out)
5 <sup>th</sup> Floor West	3,181 sq. ft.	296m <sup>2</sup> (CAT A)
Ground	2,928 sq. ft.	272m <sup>2</sup> (Fitted Out)

### Rates Payable (2024/25)

Estimated at £20.19 per sq. ft.

However, all interested parties should make their own enquiries.

### Service Charge

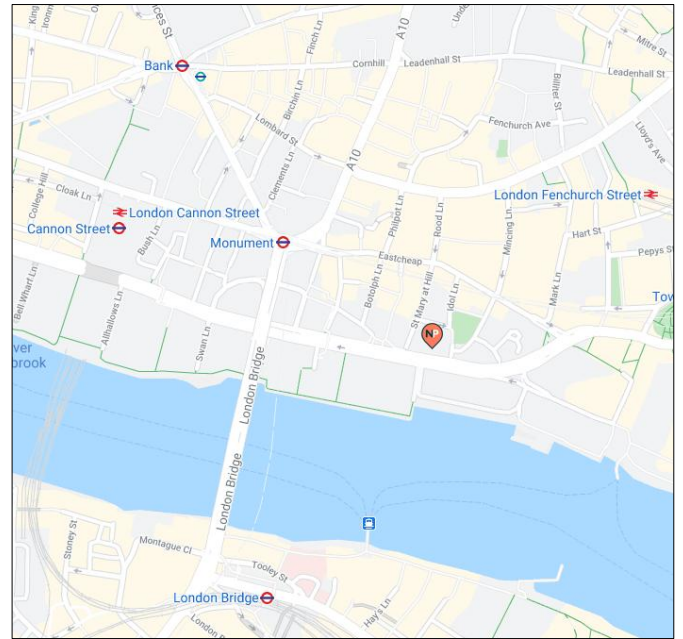
Estimated at £15.01 per sq. ft.

### VAT

The building has been elected for VAT.

## Amenities

- Mixture of CAT and Fitted Out space
- Newly Refurbished reception
- New VRF Air Conditioning
- Upgraded end of trip facilities
- Excellent on-floor natural light
- New LED lighting
- New hybrid suspended ceilings
- River Views
- New wood finish vinyl flooring
- EPC B Rating



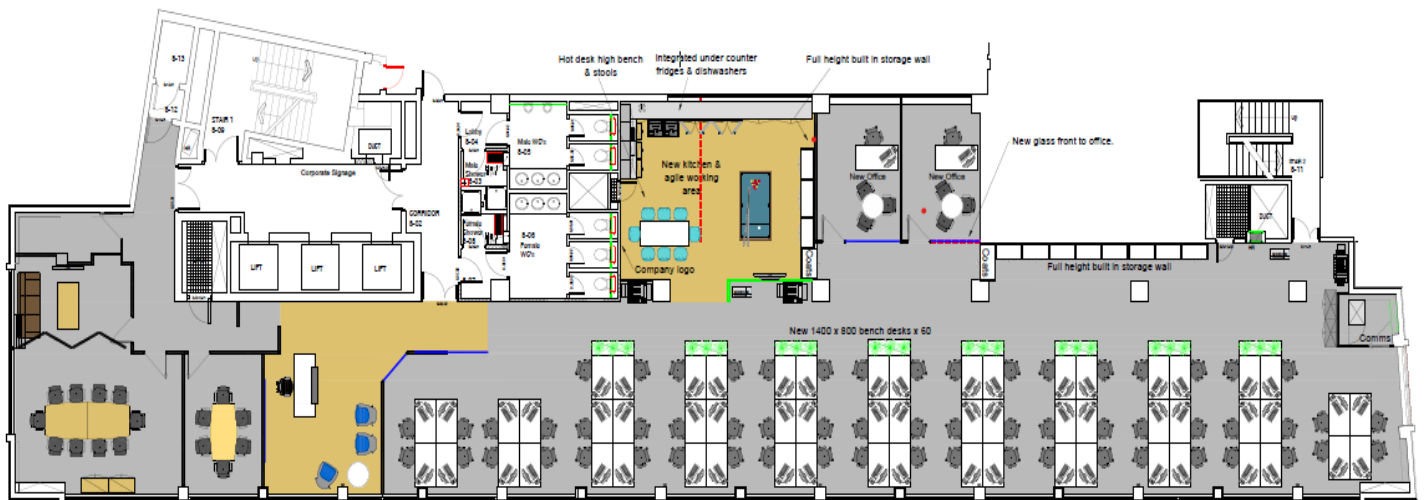
8<sup>th</sup> Floor Space



8<sup>th</sup> Floor Terrace



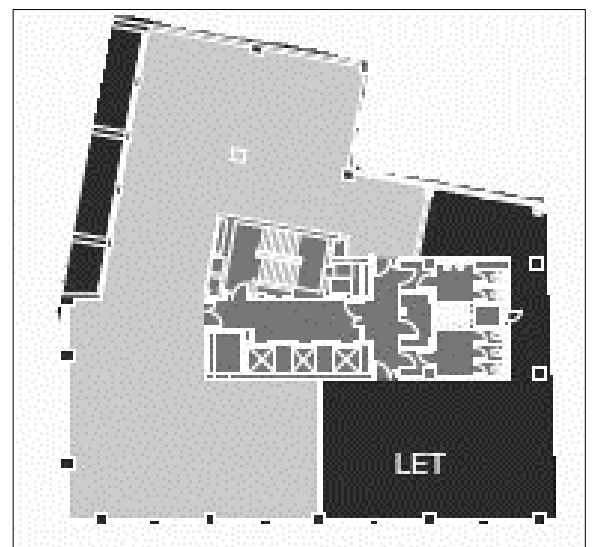
## 8<sup>th</sup> Floor Plan



## 5<sup>th</sup> Floor West Space



## 5<sup>th</sup> Floor West Floorplan

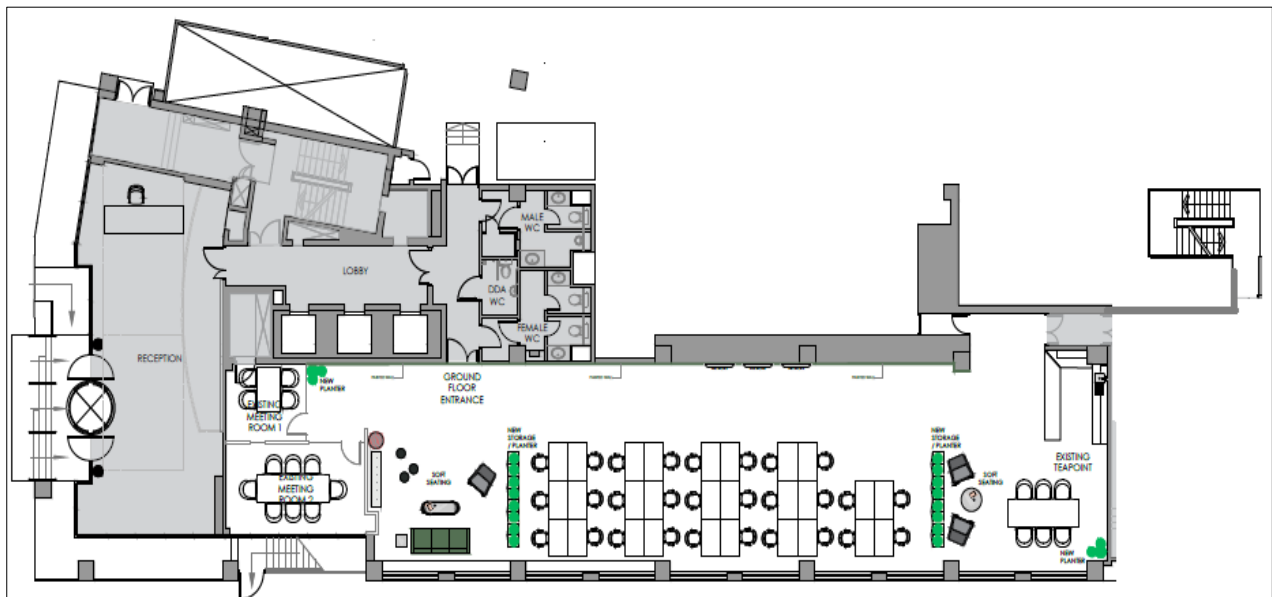




## Ground Floor Space



## Ground Floor Plan



Newton Perkins

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