

LOWER THAMES STREET  
LONDON EC3

100

8,428 Sq Ft  
Newly refurbished offices to let












Contemporary and stylish new workspace in CAT A condition

100 Lower Thames Street offers 8,428 Sq Ft of refurbished 5th floor office space.

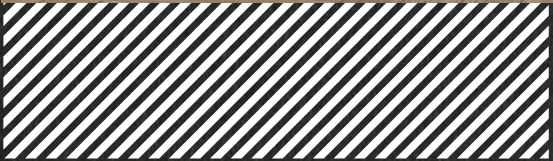
The reception has been substantially refurbished, and provides an impressive welcome with contemporary finishes.

SPECIFICATION

		
Hybrid suspended ceilings	Refurbished reception	Very good natural light
		
Refurbished air conditioning	Secure bike storage & shower facilities	New passenger lifts
		
Raised floors	Backbone Connect (fibre connectivity)	New LED lighting



Indicative Fit-out CGI



Flexible accommodation with stunning views over the River Thames



5TH FLOOR PLAN 8,428 Sq Ft to Let (783.0 Sq M)

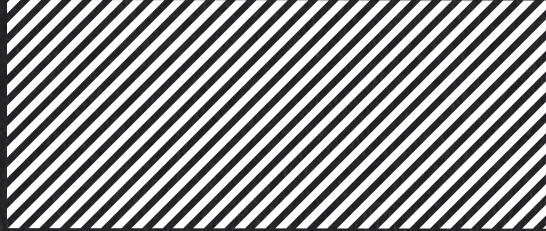


Office Reception Core

Plan not to scale, for indicative purposes only.



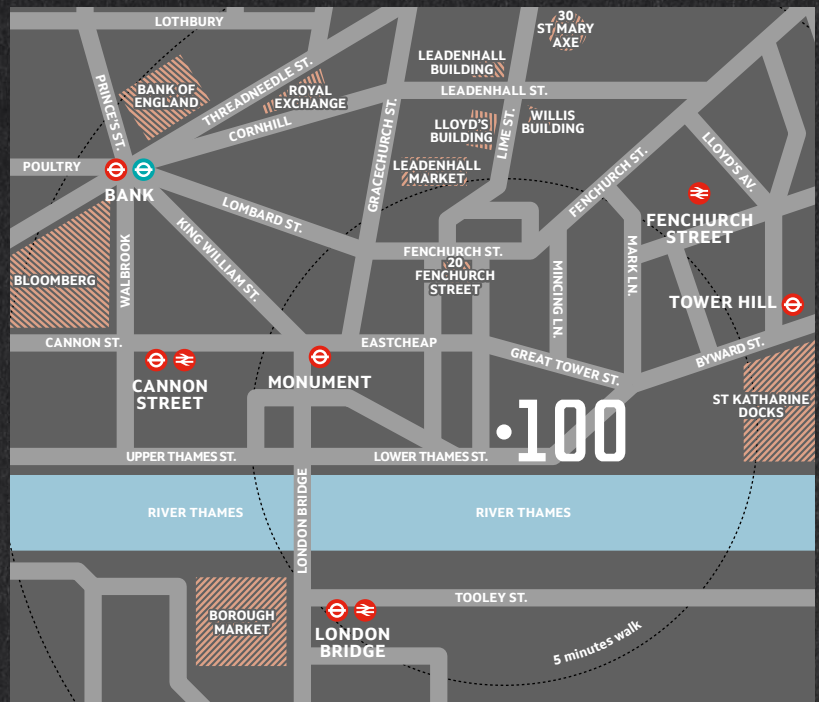




## Positioned amongst an array of local amenities and transport links

The building benefits from an excellent City location, situated on Lower Thames Street and within close proximity to the River Thames.

The local area offers a diverse range of amenities, cafés and restaurants with Leadenhall Market, Borough Market and the Royal Exchange located nearby.



03 Mins Walk  
Monument

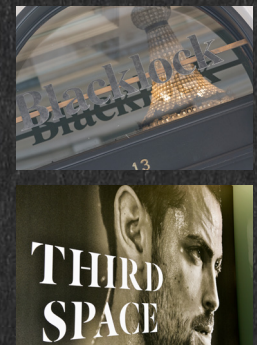
05 Mins Walk  
Fenchurch Street

06 Mins Walk  
Cannon Street

07 Mins Walk  
Bank

07 Mins Walk  
Tower Hill

10 Mins Walk  
London Bridge



### TERMS

Upon application.

### VIEWINGS

Strictly through ourselves or joint-letting agents.

**Rob Rooney**  
07469 403 225  
robert.rooney@realestate.bnpparibas

**Nick Russell-Smith**  
020 7456 0707  
nrs@newtonperkins.com

**Penny McAteer**  
07880 078 703  
penny.mcateer@realestate.bnpparibas

**Jonathan Beilin**  
020 7456 0727  
jb@newtonperkins.com



**NEWTON PERKINS**

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited and Newton Perkins for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited or Newton Perkins nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. May 2023.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london