

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.

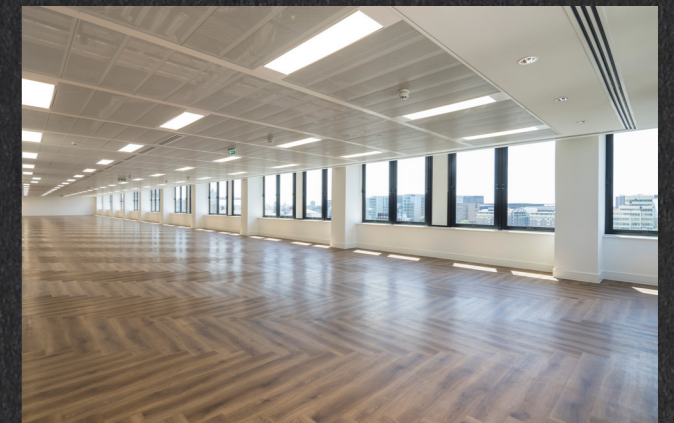
### SPECIFICATION

- 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)

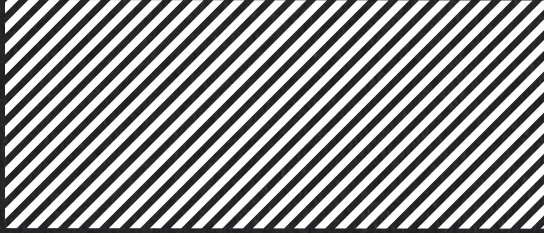


Office Reception Core

Plan not to scale, for indicative purposes only.



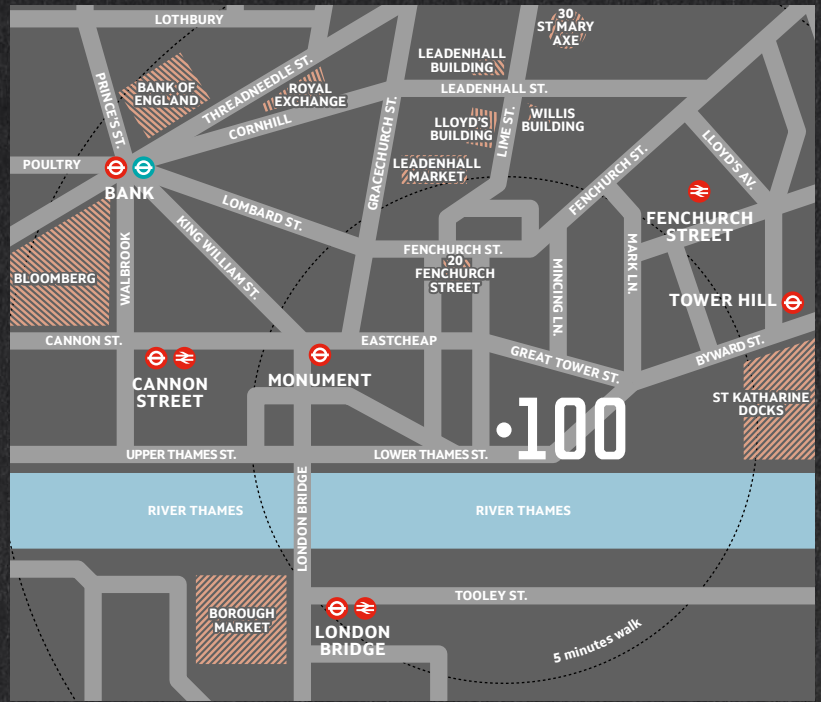




## Positioned amongst an array of local amenities and transport links

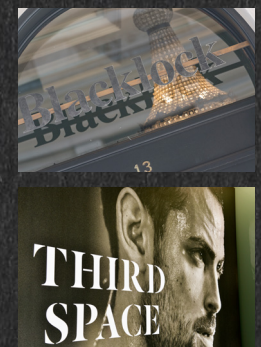
The building benefits from an excellent City location, situated on Lower Thames Street and within close proximity to the River Thames.

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



<p>03 Mins Walk</p> <p>Monument</p>	<p>05 Mins Walk</p> <p>Fenchurch Street</p>	<p>06 Mins Walk</p> <p>Cannon Street</p>
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<p>07 Mins Walk</p> <p>Bank</p>	<p>07 Mins Walk</p> <p>Tower Hill</p>	<p>10 Mins Walk</p> <p>London Bridge</p>
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### TERMS

Upon application.

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### VIEWINGS

Strictly through ourselves or joint-letting agents.

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