

## Best in Class Offices

16 Eastcheap, London, EC3



### Transport Links

- 0.10 miles from Monument
- 0.30 miles from Bank
- 0.30 miles from Cannon Street
- 0.50 miles from London Bridge

### Lease

A new lease for a term by arrangement with the landlord.

### Rent – CAT A Provision

From £72.50 per sq. ft.

### VAT

The building has been elected for VAT.

### Accommodation

5 <sup>th</sup> and 6 <sup>th</sup> Floor	7,373 sq. ft.	U/O
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*\*Available on a self-contained basis*

### Rates Payable (2023/24)

Estimated at £17.40 – £32.95 per sq. ft.

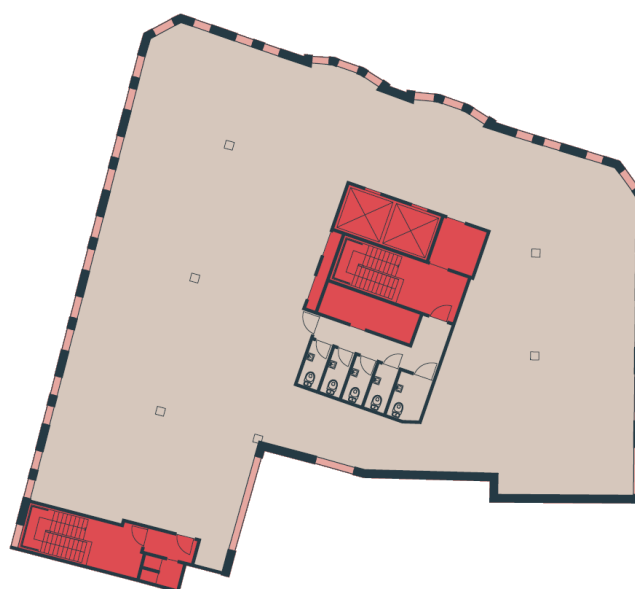
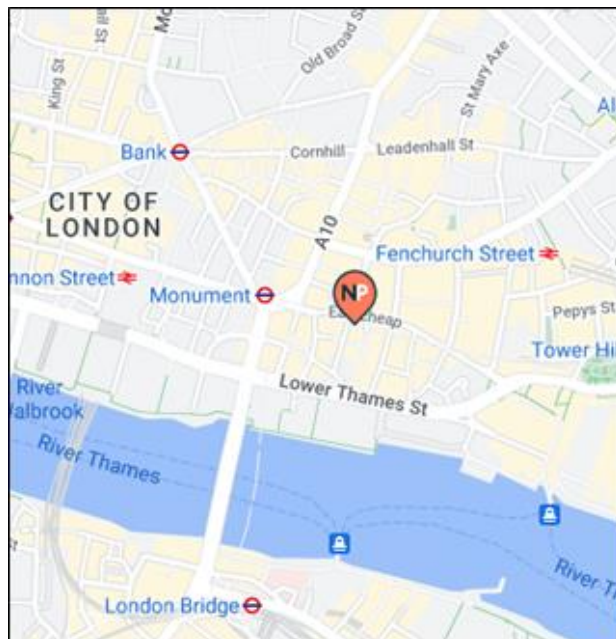
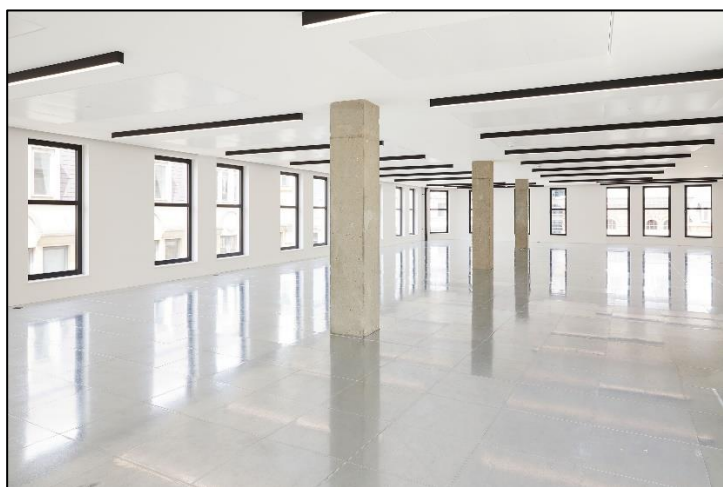
However, all interested parties should make their own enquiries.

### Service Charge

Estimated at £9.78 per sq. ft.

## Amenities

- Full building refurbishment & extension
- Manned reception
- New communal roof terrace
- 1:8 Occupancy
- 2 x 13-person passenger lifts
- Light filled duplex 5th & 6th floors
- New VRV air conditioning with integrated air filtration
- New LED lighting
- Exposed columns
- New raised access floors
- Post-Covid considered design
- WiredScore Platinum
- EPC – B Rating
- Contactless entry
- Modern bike storage, lockers and shower facility



Typical Floor Plan

## Newton Perkins

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