

WALSINGHAM HOUSE

London EC3

Whole 8th Floor with Private Terrace

4,300 sq ft of fully fitted and furnished office space

Walsingham House benefits from a prominent position next to Trinity Square and the Four Seasons Hotel. The building features an attractive period facade and modern reception area.

The whole 8th floor is available to lease and offers 4,306 sq ft of contemporary fitted and furnished office space, boasting its own roof terrace overlooking Savage Gardens.



Building Reception Area



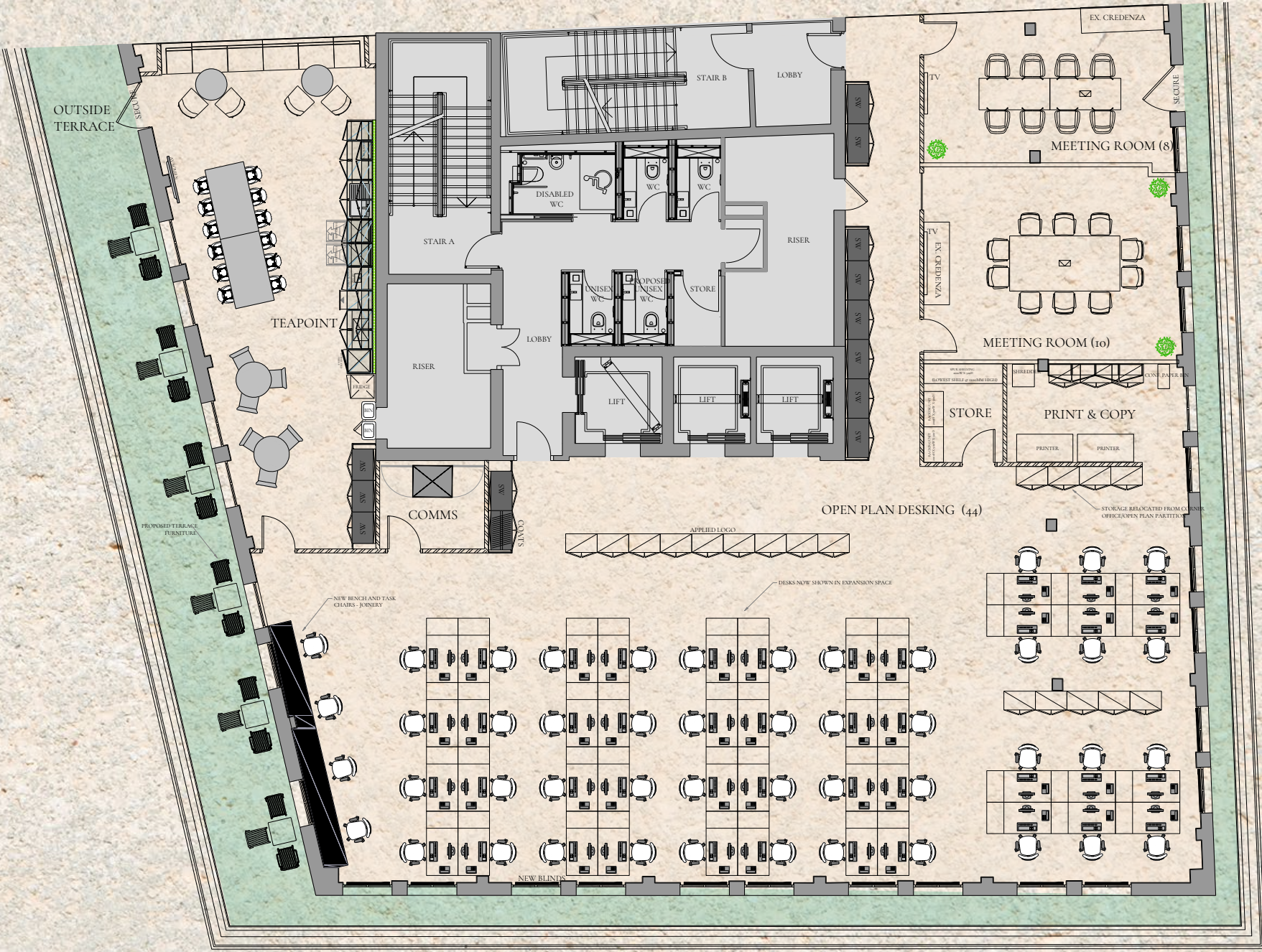
Kitchen/Breakout



Boardroom

OVERVIEW

FITTED FLOOR PLAN



- KEY**
- 1 x 8 / 10 person meeting room
 - 1 x 10 person board room
 - 1 x print area
 - 1 x store room
 - 1 x comms room
 - 44 x workstations
 - 4 x touchdown points
 - 1 x kitchen/breakout area
 - 1 x private 'wrap-around' terrace

8th floor 4,306 sq ft 400 sq m Available



Meeting Room



Office Floor



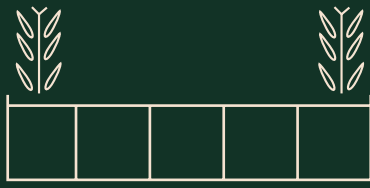
SPECIFICATION



High quality
fit-out in situ



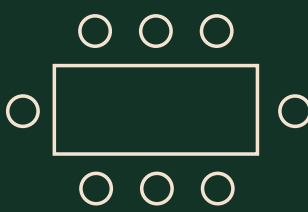
Bicycle &
shower facilities



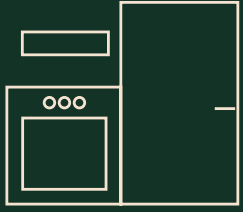
Private
outdoor terrace



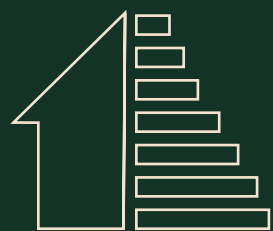
Fantastic
uninterrupted views



2 x meeting/
conference rooms



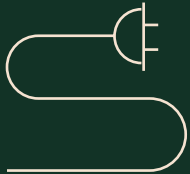
Large & modern
breakout/kitchen



EPC rating – B



BREEAM Excellent



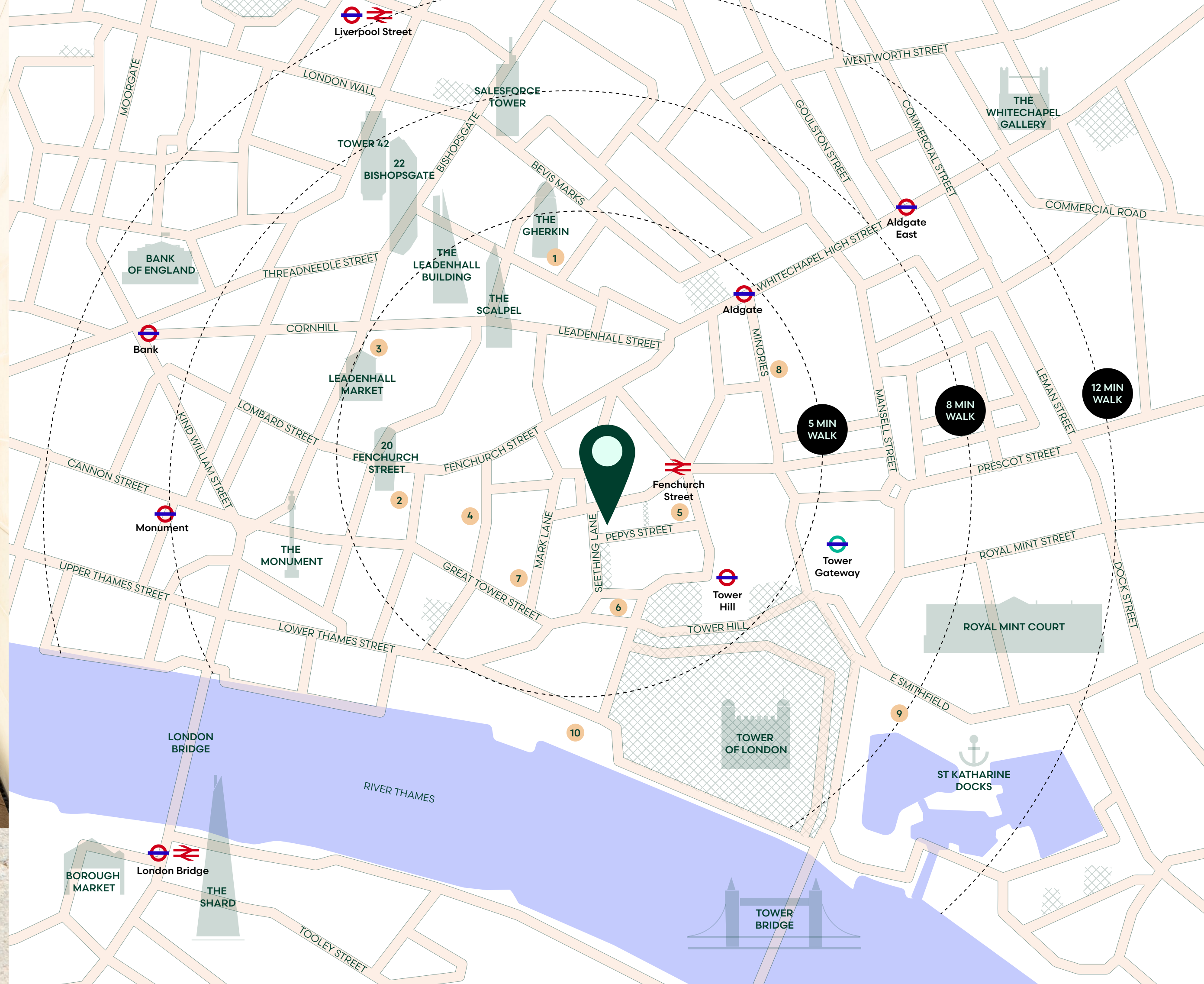
Fully wired with
fibre connectivity



PRIVATE TERRACE

The 8th floor benefits from its own private 'wrap-around' terrace which offers 883 sq ft of dedicated outdoor space.

Uninterrupted views can be enjoyed towards the south of the City of London and over Savage Gardens.



A DESIRABLE LOCATION

- | | |
|--------------------------|--------------------------------|
| 1 Searcys at The Gherkin | 6 Bodean's Tower Hill |
| 2 Sky Garden | 7 BrewDog Tower Hill |
| 3 Luc's Brasserie | 8 Thai Square Minories |
| 4 Haz | 9 Ping Pong St Katharine Docks |
| 5 Natural Kitchen | 10 Coppia Club Tower Bridge |

WALSINGHAM HOUSE

Whole 8th Floor with Private Terrace

Lease

By way of an assignment to September 2029
(tenant only option to break in 2024)
or a new lease directly from the Landlord.

VAT

The building has been elected for VAT.

Rent

Upon request.

Rates Payable (2023/24)

Estimate at £24.00 - £25.53 per sq ft payable.
However, all interested parties should make
their own enquires.

Service Charge

Estimated at £9.87 per sq ft.

NEWTON
PERKINS

Nick Russell-Smith

020 7456 0717
07918 588 107
nrs@newtonperkins.com

Chris Sutcliffe

020 7456 0706
07970 831 250
crs@newtonperkins.com

Walsingham House, 35 Seething Lane, London, EC3

Newton Perkins LLP, Peek House, 20 Eastcheap, London ECM 1NP

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