

## Fitted & Furnished with Private Terrace

Walsingham House, 35 Seething Lane, London, EC3



### Transport Links

- 0.08 miles from Fenchurch Station
- 0.12 miles from Tower Hill
- 0.27 miles from Aldgate
- 0.30 miles from Monument

### Lease

By way of an assignment to September 2029 (tenant only option to break in Sept 2024).

New Lease also available direct from the Landlord.

### VAT

The building has been elected for VAT

### Accommodation

Whole 8 <sup>th</sup> Floor	4,306 sq ft	400m <sup>2</sup>	CAT B
Private Terrace	833 sq ft	82 m <sup>2</sup>	
<b>Total:</b>	<b>4,306 sq ft</b>	<b>400m<sup>2</sup></b>	

### Rent

Upon Request

Passing Rent – £70 per sq ft

### Rates Payable (2023/24)

Estimate at £24.60 per sq ft payable.

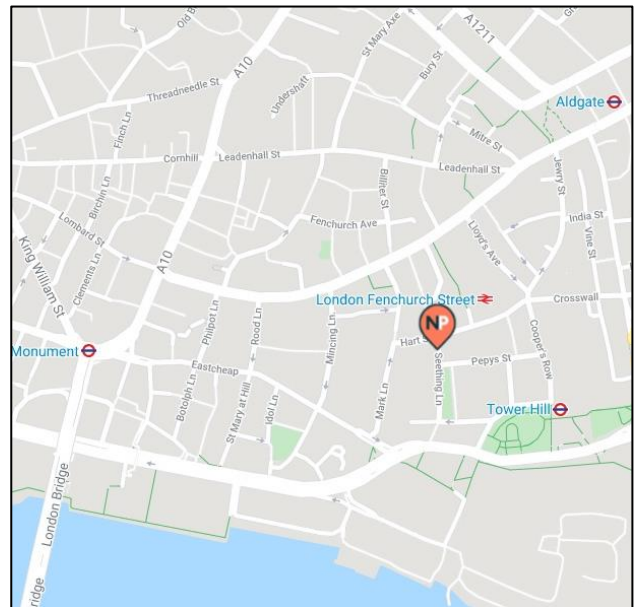
However, all interested parties should make their own enquires.

### Service Charge

Estimate at £11.29 per sq.ft

## Amenities

- Fully fitted and furnished office floor
- 44-48 desks/workstations
- 1 x 10 person & 1 x 8 person meeting rooms
- High quality fit-out in situ
- Private 'wrap-around' terrace
- Fantastic uninterrupted views
- Large and modern breakout/kitchen
- EPC Rating – B
- Bicycle Storage, Lockers and Shower Facilities
- BREEAM 'Excellent'
- Cabling and comms room
- BT Openreach and Colt connectivity



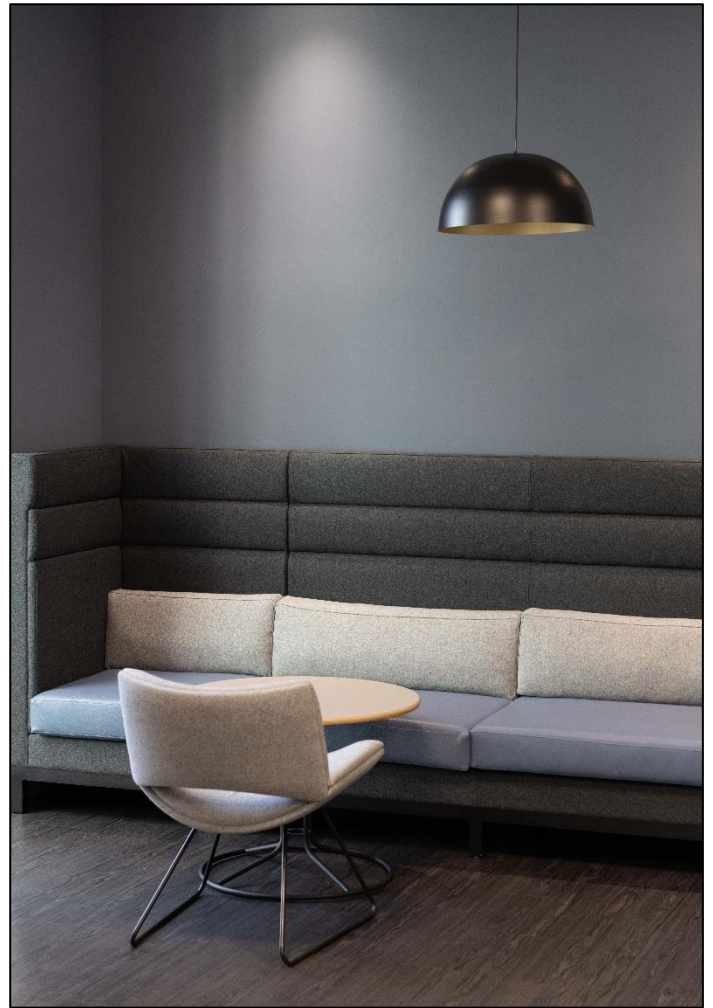
8<sup>th</sup> Floor – Current Layout



Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

Newton Perkins for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Newton Perkins has any authority to make or give any representation or warranty whatsoever in relation to this property





## Newton Perkins

Nick Russell-Smith – 07918 588 107  
E-mail: [nrs@newtonperkins.com](mailto:nrs@newtonperkins.com)

Chris Sutcliffe – 07970 831 250  
E-mail: [crs@newtonperkins.com](mailto:crs@newtonperkins.com)

Alice Wiley – 07546 695 724  
E-mail: [aw@newtonperkins.com](mailto:aw@newtonperkins.com)

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

Newton Perkins for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Newton Perkins has any authority to make or give any representation or warranty whatsoever in relation to this property