

High Quality 'Plug & Play' Office 35 Great St Helen's, London, EC3



Transport Links

- 0.30 miles from Bank
- 0.40 miles from Liverpool Street
- 0.40 miles from Fenchurch Street

Lease

Available by way of a sublease or assignment expiring 21st March 2027.

A new lease is also available direct from the Landlord, for a term by arrangement.

Service Charge

Estimated at £17.34 per sq. ft.

Accommodation

Ground Floor

Size

2,125 sq. ft.

Condition

CAT B

Rent

New Lease – £67.50 per sq. ft.

£62.50 per sq. ft. (passing)

VAT

The building has been elected for VAT

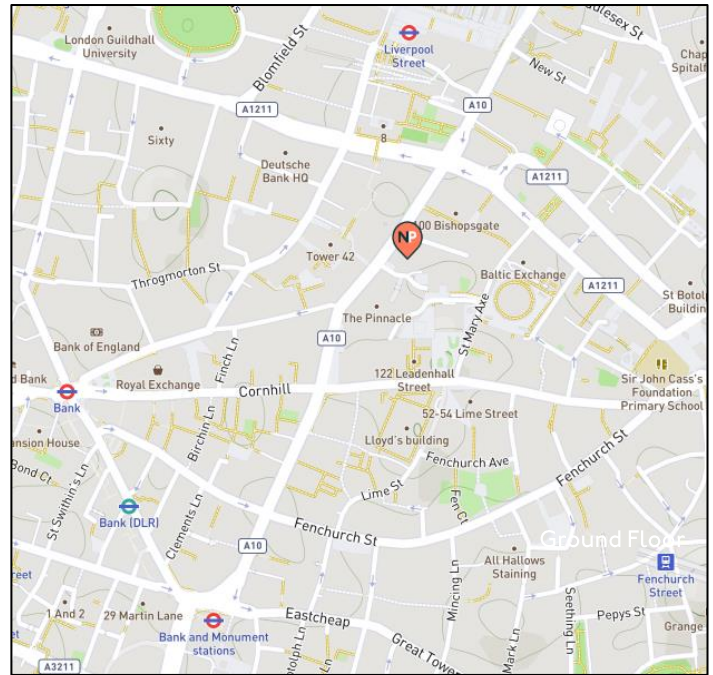
Rates Payable (2023/24)

Estimated at £19.00 per sq. ft.

However, all interested parties should make their own enquiries.

Amenities

- The Ground floor is offered in an almost new CAT B fit out including: meeting rooms, kitchenette, furniture and cabling.
- Newly refurbished building reception area
- Newly decorated building frontage at G/F
- Fan Coil Air Conditioning
- Fully Accessible Raised Floors
- Metal Tile Suspended Ceilings
- 2 x Passenger Lifts
- Manned Reception
- Shower & Bike Storage
- 24 Hour Access
- Male & Female WC's on each floor



Newton Perkins

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