

## Refurbished and Fully Fitted Offices

### 140 Fenchurch Street, London, EC3



#### Transport Links

- 0.40 miles from Monument
- 0.50 miles from Tower Hill
- 0.50 miles from Aldgate
- 0.80 miles from Liverpool Street

#### Lease

New lease(s) available direct from the landlord on flexible terms.

#### Rates Payable (2024/25)

Estimated at £21.08 – £21.13 per sq. ft.

However, all interested parties should make their own enquiries.

#### Accommodation

4 <sup>th</sup> Floor (CAT B)	4,017 sq ft	CAT B
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#### Rent

4<sup>th</sup> Floor – £63.50

#### Service Charge

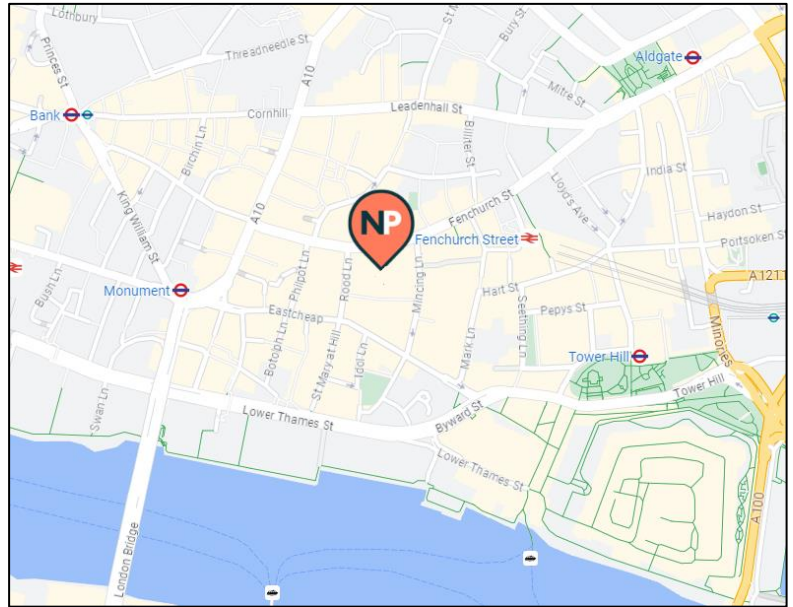
Estimated £19.77 per sq. ft.

#### VAT

The building has been elected for VAT.

## Amenities

- Contemporary reception
- 4 pipe fan coil air conditioning
- Metal tile suspended ceiling with LED complaint lighting
- Full height glazing
- Excellent natural light
- Demised WC facilities
- Two 8 person passenger lift
- Showers and changing facilities
- Bicycle storage
- Concierge
- 24 hour access



## EPC - D



**4<sup>th</sup> Floor Layout**

## Newton Perkins

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