

## Fitted Offices to Let

### Pinnacle House, St Dunstan's Hill, EC3



#### Transport Links

- 0.20 miles from Fenchurch Street
- 0.20 miles from Monument Station
- 0.40 miles from Tower Hill
- 0.50 miles from London Bridge

#### Lease

A new lease is available direct from the Landlord until January 2032.

#### Rent

Fitted Out – £57.50 per sq. ft.

CAT A – £47.50 per sq. ft.

#### Service Charge

To be capped at £17.50 psf plus Annual RPI increases and excluding utilities.

#### Accommodation

6 <sup>th</sup> Floor	1,382 sq. ft.	
4 <sup>th</sup> Floor	1,805 sq. ft.	Under Offer
3 <sup>rd</sup> Floor	1,788 sq. ft.	
2 <sup>nd</sup> Floor	1,777 sq. ft.	
1 <sup>st</sup> Floor	1,594 sq. ft.	
Ground Floor	678 sq. ft.	
Lower Ground Floor	622 sq. ft.	

#### Rates Payable (2024/25)

Estimated at £8.85 – £19.36 per sq. ft.

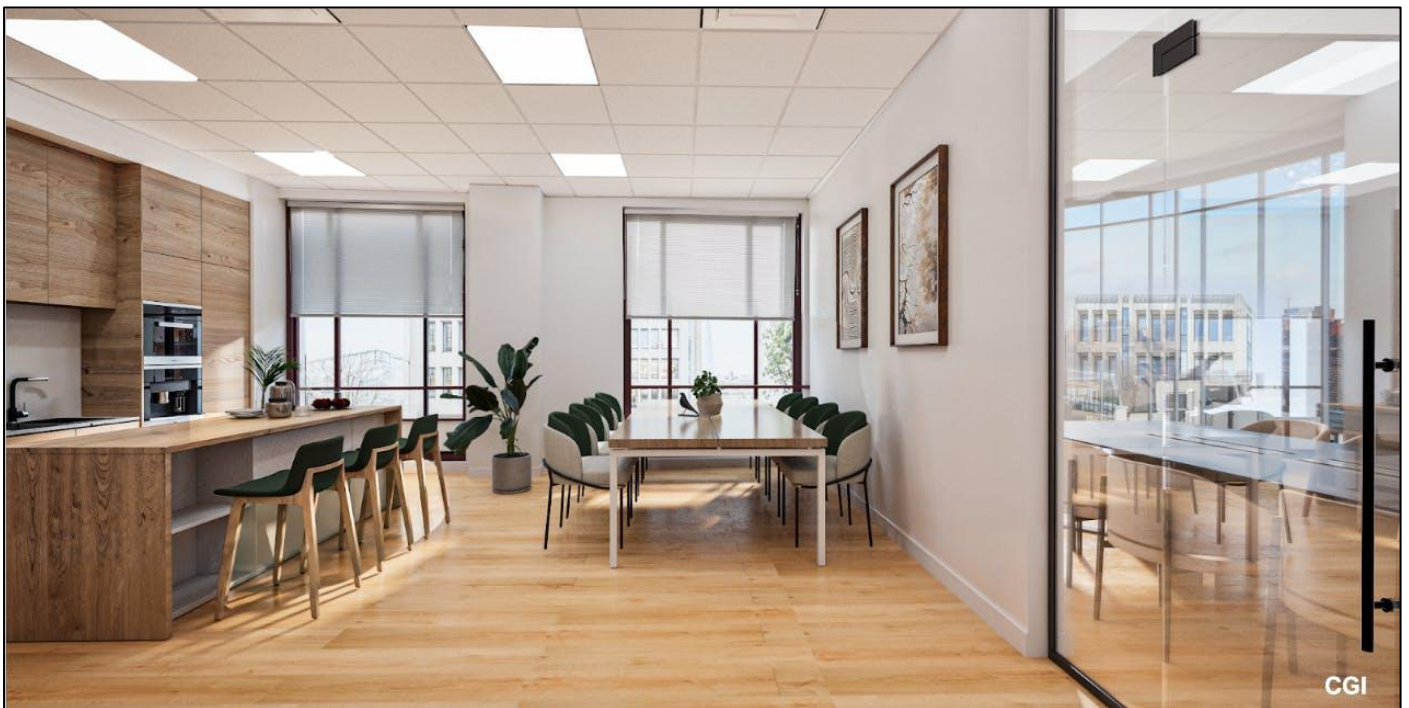
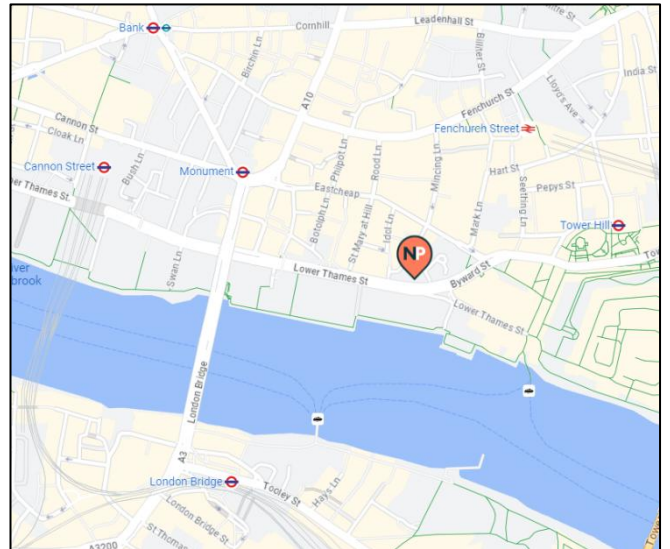
However, all interested parties should make their own enquiries.

## VAT

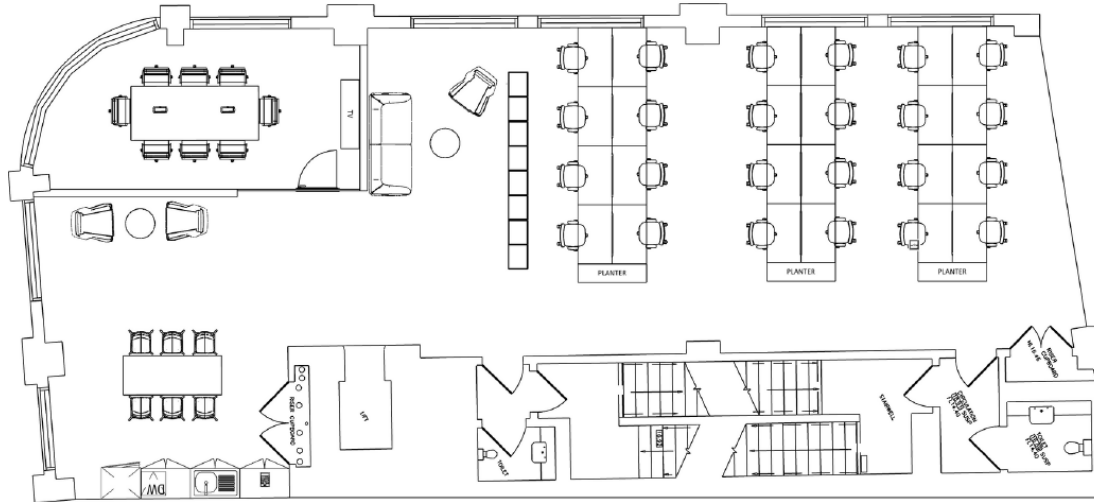
The building has been elected for VAT.

## Amenities

- New fitted floors coming soon or available on a turnkey solution
- Refurbished reception
- Excellent natural light
- Metal tiled suspended ceilings
- Commissionaire
- 24 hour access
- Fully accessible raised floor
- Over looking St Dunstan Church garden
- Targeting EPC C rating
- | Automatic Passenger lift
- New bike racks and shower



## Indicative Floor Plan



### Newton Perkins

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