

## Excellent Value Offices 141 Fenchurch Street, EC3



### Transport Links

- 0.20 miles from Monument
- 0.30 miles from Bank Station
- 0.40 miles from Tower Hill
- 0.40 miles from Cannon Street

### Lease

New Leases are available direct from the Landlord.

### Rent

From £57.50 per sq. ft.

### Service Charge

Estimated at £13.97 per sq. ft.

### Accommodation

7 <sup>th</sup> Floor	513 sq. ft.
6 <sup>th</sup> Floor	643 sq. ft.
5 <sup>th</sup> Floor	625 sq. ft.
3 <sup>rd</sup> Floor	624 sq. ft.
1 <sup>st</sup> Floor	1,167 sq. ft.
Ground Floor	554 sq. ft.
<b>Total</b>	<b>4,126 sq. ft.</b>

### Rates Payable (2024/25)

Estimated at £16.21 – £17.26 per sq. ft.

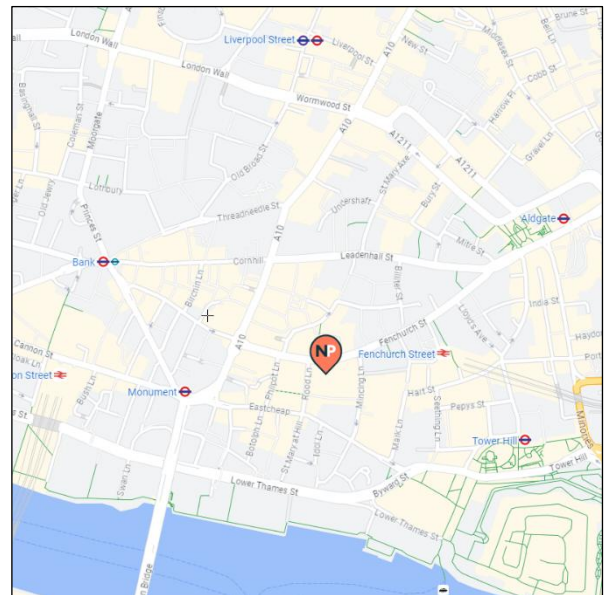
However, all interested parties should make their own enquiries.

### VAT

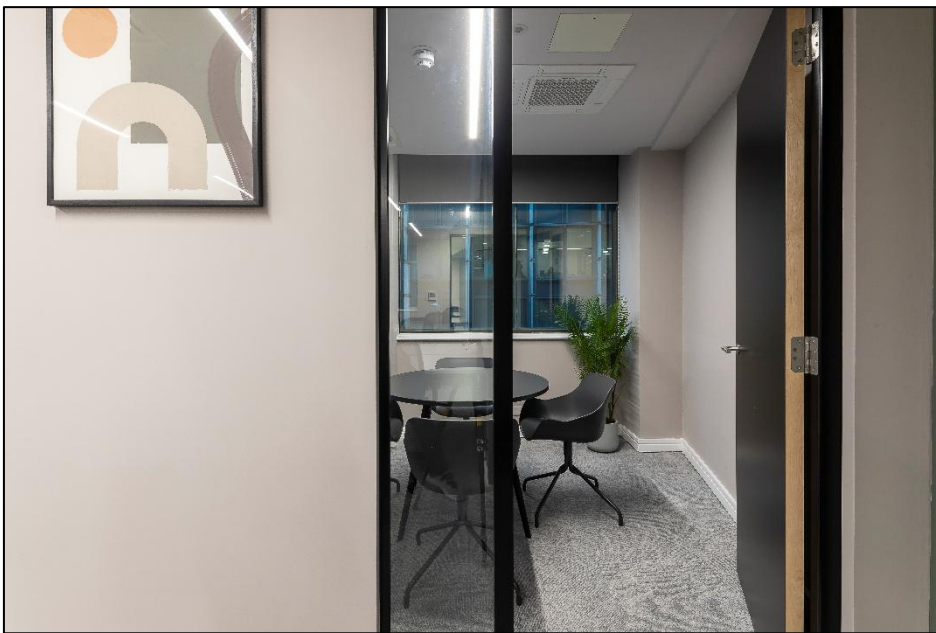
The building has been elected for VAT.

## Amenities

- New fully fitted & furnished offices
- Fibre installed (no wayleave required)
- New VRF heating & AC
- Newly refurbished reception
- Refurbished common areas
- 8-10 desks including 1 x meeting room
- New kitchenette & breakout room
- 1 x passenger lift
- DDA compliant W/C
- Targeting EPC-B rating
- Bike racks & shower facilities



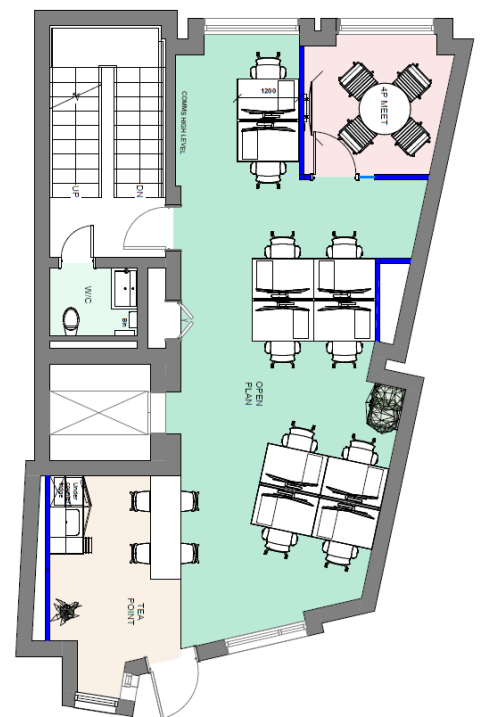
5<sup>th</sup> Meeting Room



5<sup>th</sup> Kitchen



Typical Floor Plan





5<sup>th</sup> Floor



3<sup>rd</sup> Floor



## Newton Perkins

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

Harry Woods – 07884 602 870  
E-mail: [hw@newtonperkins.com](mailto:hw@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