

## MONUMENT PLACE

*24 Monument Street EC3  
6,493 - 75,487 sq ft of brand new Grade A offices*



## Location

Located in the core of the City, this new development provides 75,000 sq ft of highly specified, Grade A office space over 9 upper floors, rated BREEAM 'Excellent'.

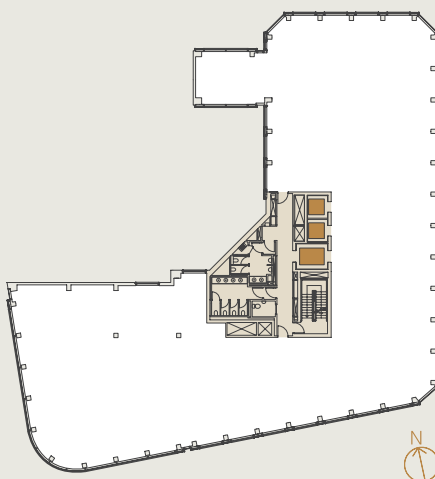
With light on all sides, the building benefits from views of the River Thames and St Magnus Church to the south and the Monument, together with its re-landscaped plaza to the north.

## Schedule of Areas

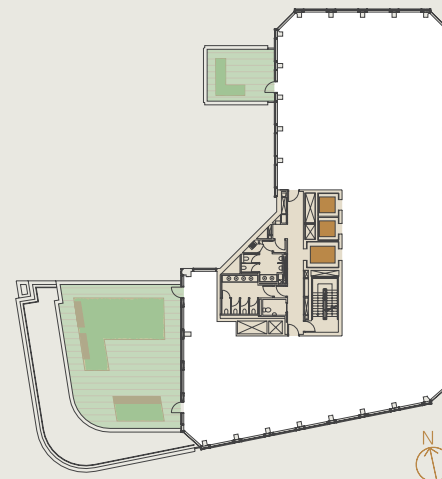
Floor	Sq ft	Sq m
9th Floor	6,614	615
8th Floor	6,493	603
7th Floor	6,904	641
6th Floor	6,904	641
5th Floor	8,893	826
4th Floor	9,836	914
3rd Floor	9,827	913
2nd Floor	9,827	913
1st Floor	6,613	614
Ground (reception)	2,029	189
Ground (office)	284	26
Lower Ground (storage)	711	66
Basement (storage)	552	51
<b>TOTAL</b>	<b>75,487</b>	<b>7,012</b>



Typical Mid-rise Floor



6th Floor



## Summary Spec

- Double height reception with feature portico
- Air conditioning – Fan coil VRF system
- Raised floors – 150mm gross
- Metal plank suspended ceilings
- LG7 lighting
- Full height double glazing
- Terraces on 5th and 6th floors
- Three lifts – 2 x 13 person and 1 x 21 person
- Planning grid – 1.5m
- Occupational rates – 1:10 on all floors, 1:8 can be achieved on 2 floors
- Loading bay
- 44 bicycle spaces
- Five showers with changing areas and lockers
- Standby generator with 400 KVA surplus for tenants' use
- Space allocated on roof for tenants' satellite system, split units and additional standby generator capability
- BREEAM 'Excellent' rating
- EPC Rating 30

## Viewing & Further Information

By arrangement with the joint agents.



Chris Sutcliffe  
crs@newtonperkins.com  
+44 (0)20 7456 0706

David Alcock  
dsa@newtonperkins.com  
+44 (0)20 7456 0707

Jonathan Beilin  
jb@newtonperkins.com  
+44 (0)20 7456 0727

A development by Charterfield  
funded by Rockspring



Peter Gray  
Peter.Gray@knightfrank.com  
+44 (0)20 7861 1304

Nick Codling  
Nick.Codling@knightfrank.com  
+44 (0)20 7861 1316

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