

New Development

Walsingham House, 35 Seething Lane, London, EC3
2,193 sq ft – 39,542 sq ft.



Video Tour

<http://my.matterport.com/show/?mIP3SX2VJtICk>

Transport Links

- 0.08 miles from Fenchurch Station
- 0.12 miles from Tower Hill
- 0.27 miles from Aldgate
- 0.30 miles from Monument

Lease

A new lease(s) for a term by arrangement to be held outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954, Part II (as amended)

Rent

Grd – 5th - £59.50 per sq ft
6th - £61.00 per sq ft

VAT

The building has been elected for VAT

Accommodation

9 th Floor	2,675 sq ft	LET
8 th Floor	4,306 sq ft	LET
7 th Floor	5,495 sq ft	LET
6 th Floor	6,900 sq ft	(Private Balcony)
5 th Floor	7,358 sq ft	
4 th Floor	7,259 sq ft	LET
Part 3 rd Floor	3,480 sq ft	LET
Part 3 rd Floor	3,406 sq ft	
2 nd Floor	7,318 sq ft	
1 st Floor	7,217 sq ft	
Ground Floor North	3,218 sq ft	
Ground Floor South	2,193 sq ft	
Basement	1,932 sq ft	
TOTAL:	39,542 sq ft	

Available on floor by floor basis.

Service Charge

£8.89 per sq.ft (2019/20)

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Rates Payable (2021/22)

Ground (North) - £25.00 per sq.ft

Ground (South) - £24.84 per sq ft

1st - £25.08 per sq ft

2nd & Part 3rd - £24.90 per sq ft

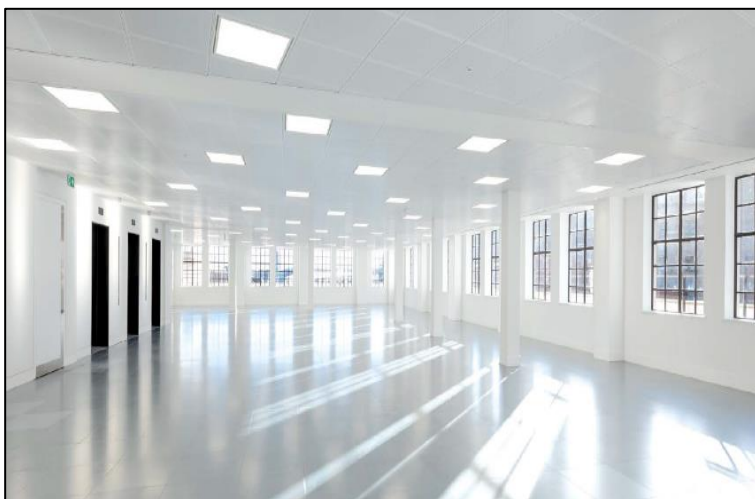
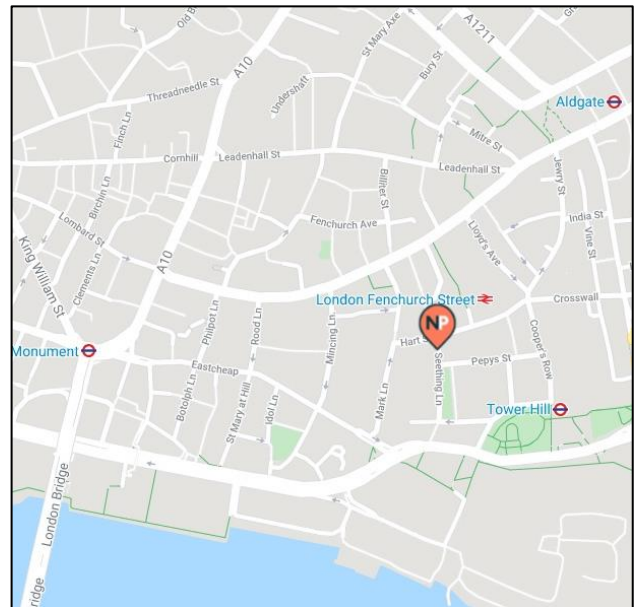
5th - £24.97 per sq ft

6th - £25.04 per sq ft

However, all interested parties should make their own enquires.

Amenities

- New development behind retained façade
- New 3 pipe fan coil VRF air conditioning system
- New fully accessible raised floors
- New metal tiled suspended ceilings with inset LED lighting
- Prestigious 24 hour manned reception
- Building designed to a 1:8 occupancy ratio
- 13 new person passenger lift
- Private terraces on the 6th – 9th Floors
- 68 bicycle spaces & lockers
- 7 new showers
- EPC Rating – B
- BREEAM Excellent
- Newly installed BT Openreach and Colt connectivity.



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