

## Last Units Remaining

### Walsingham House, 35 Seething Lane, London, EC3



#### Video Tour

<http://my.matterport.com/show/?m=P3SX2VJtICk>

#### 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)

#### VAT

The building has been elected for VAT

#### Accommodation

2<sup>nd</sup> Floor

7,318 sq ft

#### Condition

**U/O**

#### Rent (psf)

**£55.00**

#### Rates Payable (2023/24)

Estimated at £23.86 – £24.06 per sq ft payable.

However, all interested parties should make their own enquires.

#### Service Charge

£11.29 per sq.ft

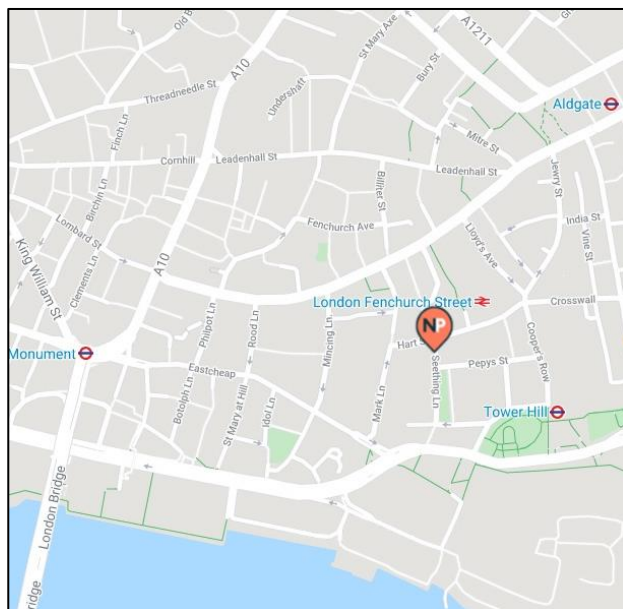
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[www.newtonperkins.com](http://www.newtonperkins.com)

Newton Perkins LLP  
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20 Eastcheap  
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## Amenities

- New Landlord 'Cat B' provision on offer for 2<sup>nd</sup> floor.
- 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
- 3x new thirteen person passenger lifts
- 68 bicycle spaces & lockers
- 7 new showers
- EPC Rating – B
- BREEAM Excellent
- Newly installed BT Openreach and Colt connectivity



Proposed Cat B – Part Floor

## Newton Perkins

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