

## Fully Managed Fitted Solutions 42 Trinity Square, London, EC3



### Virtual Walkthrough

<http://my.matterport.com/show/?m=S4PfqTYsZGS>

### Transport Links

- 0.04 miles from Tower Hill
- 0.20 miles from Fenchurch Street
- 0.25 miles from Aldgate
- 0.40 miles from Monument

### Lease

A new lease(s) is available, direct from the landlord.

### Rent

Conventional - From £52.50 per sq.ft

Managed – From £27,000 per month

### Service Charge

Estimated at £12.30 per sq.ft

### Accommodation

4 <sup>th</sup> Floor	2,018 sq ft	187m <sup>2</sup>
3 <sup>rd</sup> Floor	2,187 sq ft	203m <sup>2</sup>
2 <sup>nd</sup> Floor	2,186 sq ft	203m <sup>2</sup>
1 <sup>st</sup> Floor	2,186 sq ft	203m <sup>2</sup>
Ground Floor (Office)	1,209 sq ft	112m <sup>2</sup>
L/G Floor	1,881 sq ft	174m <sup>2</sup>
<b>TOTAL:</b>	<b>11,667 sq ft</b>	<b>1,082m<sup>2</sup></b>

Available on Floor by Floor basis.

### Rates Payable (2020/21)

Estimated at £23.50 per sq.ft overall.

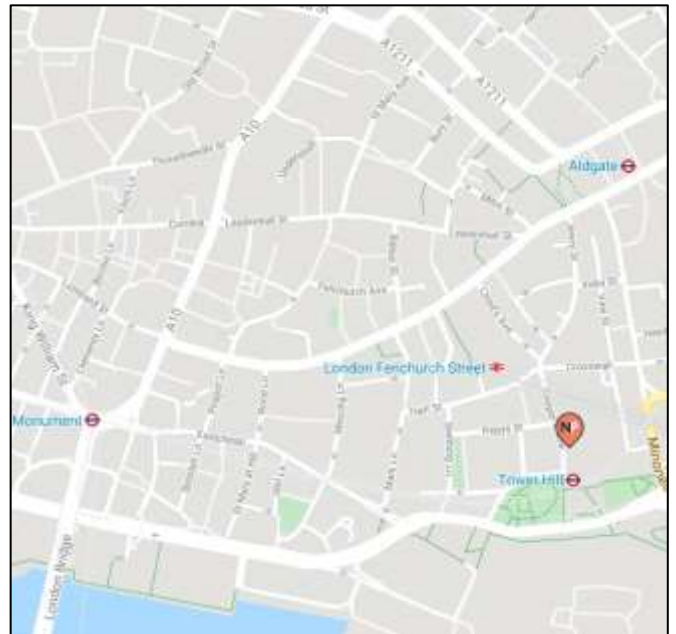
However, all interested parties should make their own enquiries.

### VAT

The building has been elected for VAT.

## Amenities

- Extensively refurbished
- New air conditioning
- New raised floor
- Metal tiled and plastered ceilings
- 2 x passenger lifts
- Landscaped courtyard
- View over the historic London Wall to the rear
- Adjacent to Tower Hill tube station
- Showers, lockers and bicycle racks



## Newton Perkins

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