

Excellent Value Offices to Let

10 Lower Thames Street, London, EC3



Transport Links

- 0.12 miles from Monument
- 0.25 miles from London Bridge
- 0.32 miles from Cannon Street
- 0.40 miles from Bank

Lease

New leases are available direct from the landlord.

Rent

Part 1st Floor £42.50 per sq. ft.

Part Ground Floor £52.50 per sq. ft.

Service Charge

Estimated at £16.50 per sq. ft.

Accommodation

1 st Floor (North)	7,500 - 11,630 sq. ft.	Available
Part Ground Floor (South)	8,343 sq. ft.	March 2025

*Both floors can be accessed via a self-contained entrance

Rates Payable (2024/25)

Estimated £20.16 per sq. ft

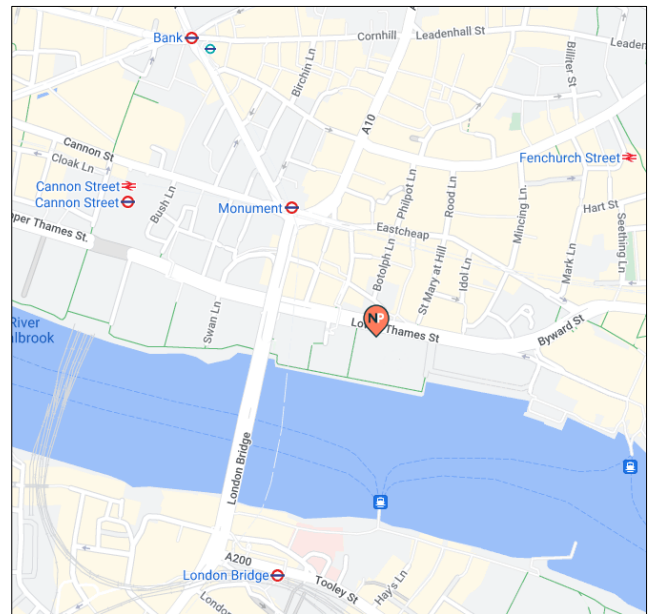
However, all interested parties should make their own enquiries.

VAT

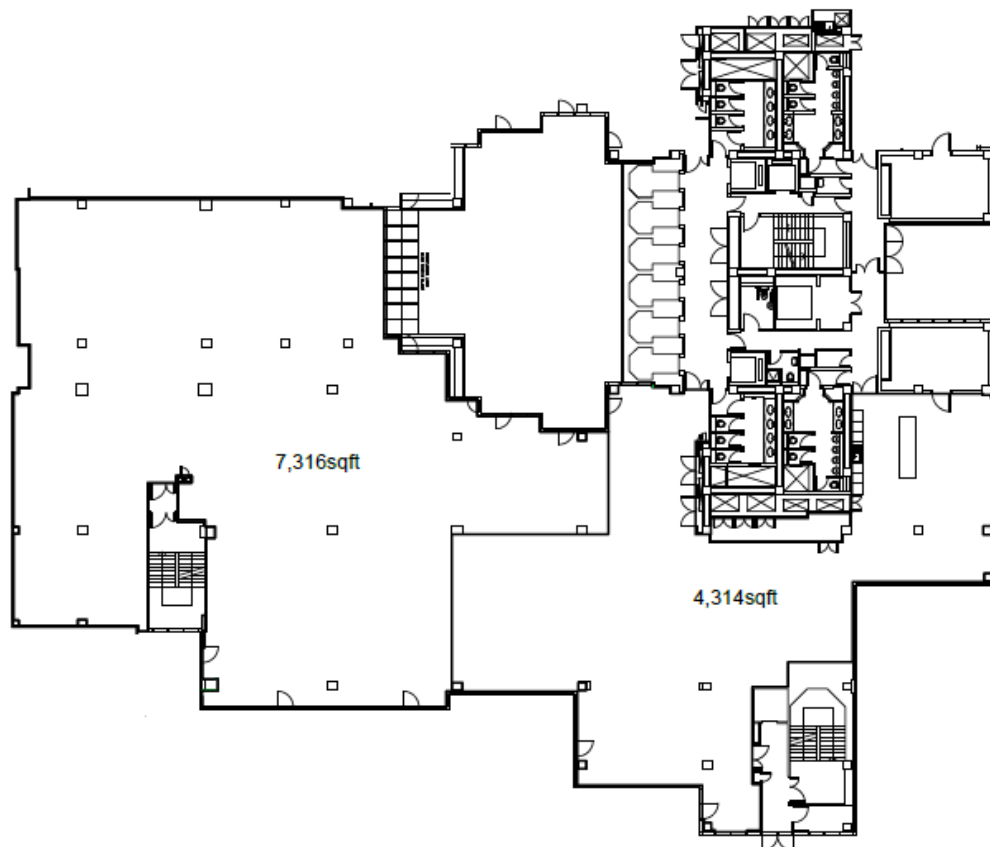
The building has been elected for VAT

Amenities

- Refurbished reception, entrance and common parts
- Café amenity / gym facilities
- New LED Lighting
- Panoramic river views
- Air Conditioning
- Fully accessible raised floors
- 24-hour security
- Bike racks and shower facilities
- Car parking available by separate arrangement
- EPC Rating – A



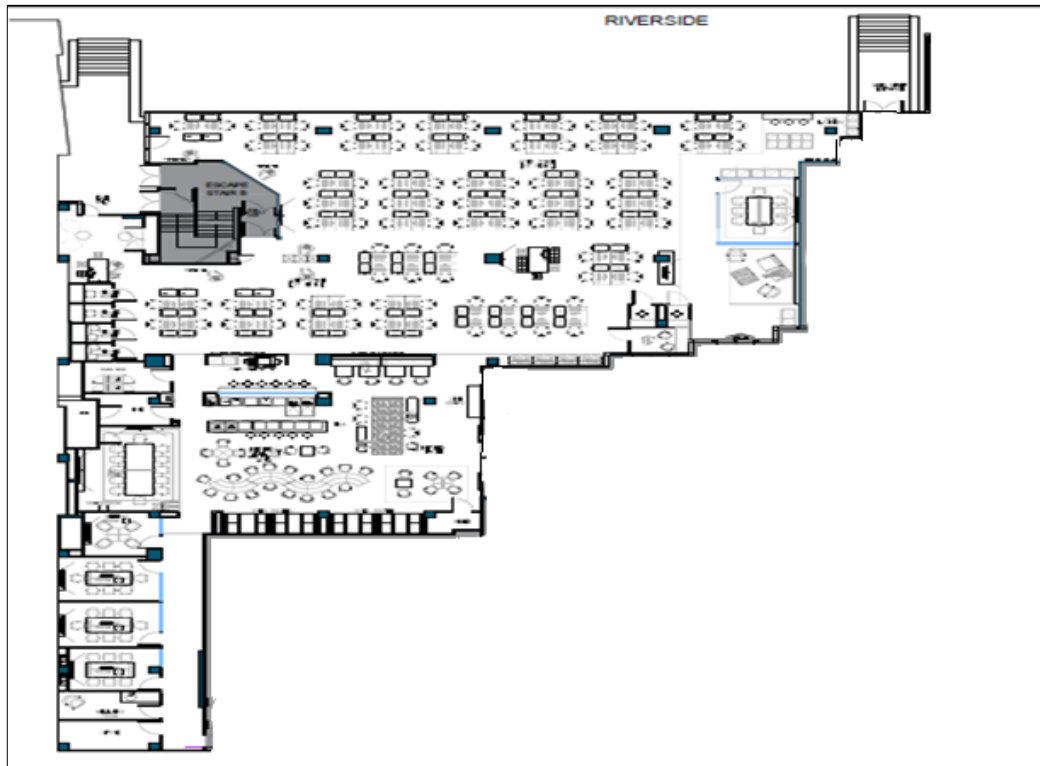
1st Floor Layout



1st Floor (South) Office Area CGI



Indicative Part Ground Floor (South) Layout



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