

## High Quality “Plug & Play” Offices

Bury House, 31 Bury Street, London, EC3



### Virtual Walkthrough

<https://my.matterport.com/show/?mIRpu5vkl2Gze>

### Transport Links

- 0.17 miles from Aldgate
- 0.20 miles from Fenchurch Station
- 0.29 miles from Liverpool Street
- 0.40 miles from Bank

### Lease

A new full repairing and insuring Lease available for a term until January 2025.

### Rent

£48.50 per sq.ft

### Accommodation

4 <sup>th</sup> Floor	4,434 sq ft	412m <sup>2</sup>	Available Now
Ground Floor	3,935 sq ft	366m <sup>2</sup>	
<b>TOTAL:</b>	<b>8,369 sq ft</b>	<b>777m<sup>2</sup></b>	

### Rates Payable (2020/21)

£18.95 per sq.ft

However, all interested parties should make their own enquiries.

### Service Charge

TBC

### VAT

The building has been elected for VAT.

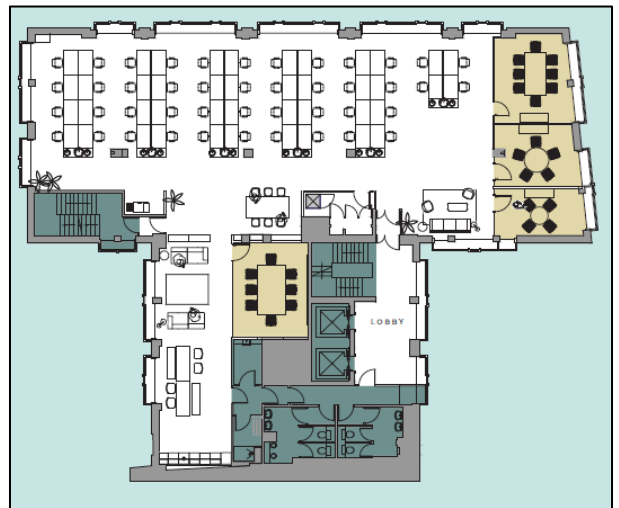
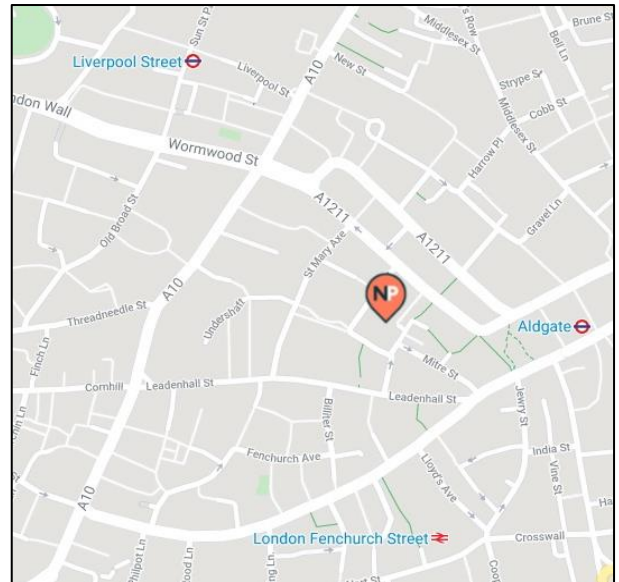
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## Amenities

- High quality "Plug and Play" space
- Upgraded reception and common parts
- Landscaped courtyard entrance
- VRF air conditioning
- LED lighting
- Fully accessible raised floor
- 2 Passenger lifts
- Manned reception
- Cycle & bike storage
- Car parking
- Showers
- EPC - TBC



4<sup>th</sup> Floor Space Plan

## Newton Perkins

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