

## Brand New 'Plug & Play' Workspace 155 Fenchurch Street, London EC3



### Transport Links

- 0.20 miles from Monument
- 0.30 miles from Bank
- 0.40 miles from Aldgate
- 0.50 miles from Liverpool Street

### Lease

The floors are available via a new lease direct from the landlord for a term to be agreed.

### Rent

5<sup>th</sup> Floor - £67.00 per sq. ft.  
3<sup>rd</sup> Floor - £65.00 per sq. ft.  
2<sup>nd</sup> Floor - £52.50 per sq. ft.

### Accommodation

|                       |                      |           |
|-----------------------|----------------------|-----------|
| 5 <sup>th</sup> Floor | 4,315 sq. ft.        | New CAT B |
| 3 <sup>rd</sup> Floor | 4,554 sq. ft.        | U/O       |
| 2 <sup>nd</sup> Floor | 4,553 sq. ft.        | CAT A     |
| <b>Total</b>          | <b>8,868 sq. ft.</b> |           |

### Rates Payable (2024/25)

Estimated at £24.23 - £24.37 per sq. ft.

However, all interested parties should make their own enquiries.

### Service Charge

Estimated at £15.33 per sq. ft..

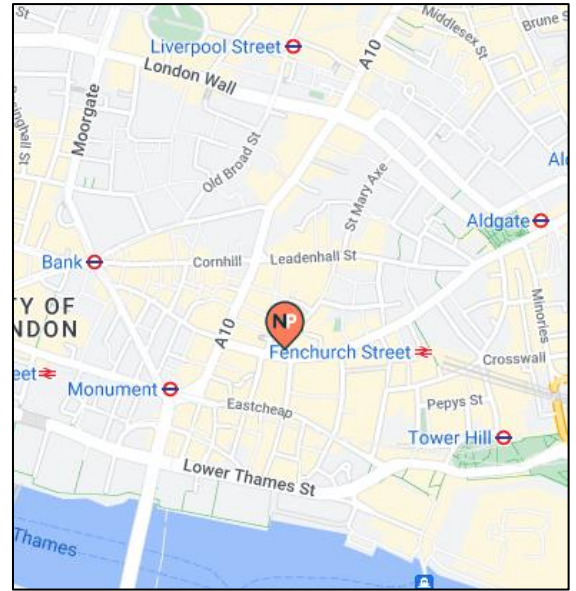
### VAT

The building has been elected for VAT.



## Amenities

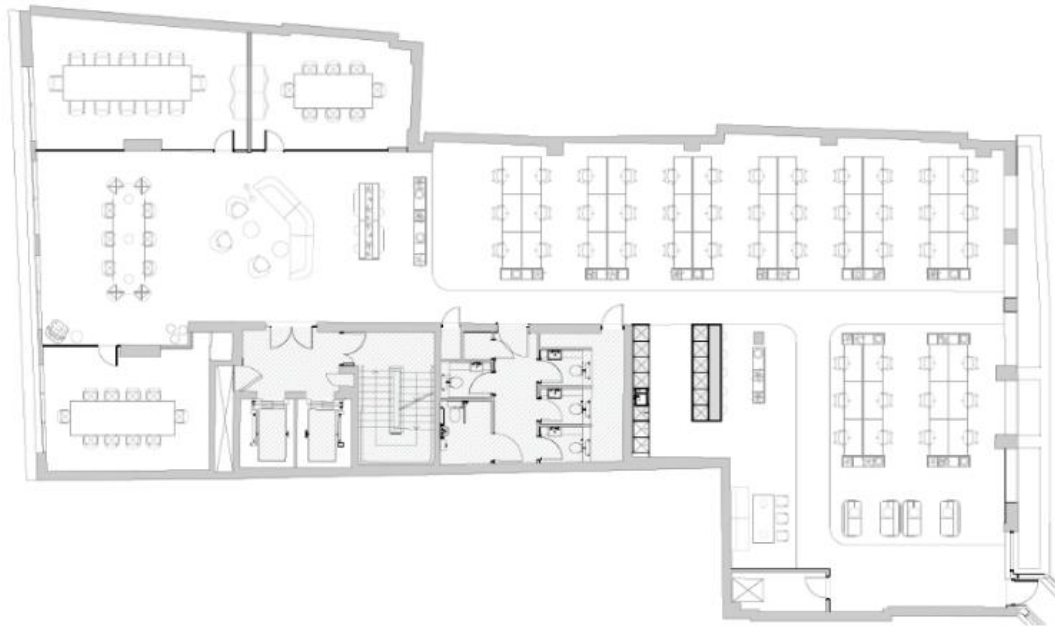
- Brand New Cat B
- New LED lighting
- VRF fan coil air conditioning
- Suspended metal tile ceilings
- Fully accessible raised floors
- 2 Passenger lifts
- Manned reception
- Very good BREEAM rating
- Showers & Bike racks



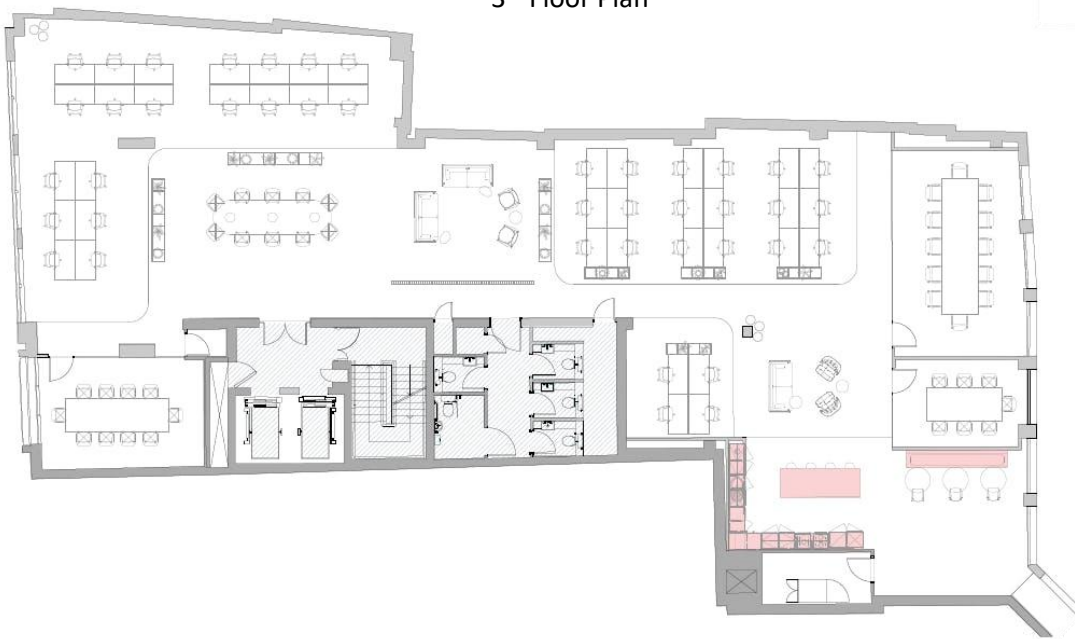




## 5<sup>th</sup> Floor Plan



## 3<sup>rd</sup> Floor Plan



### Newton Perkins

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