

High Quality 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

- 5th Floor - £65.00 per sq. ft.
- 3rd Floor - £59.50 per sq. ft.
- 2nd Floor - £55.00 per sq. ft.

Accommodation

		Annex	Total
5 th Floor (Fitted Out)	4,315 sq. ft.	-	4,315 sq. ft.
3 rd Floor (Fitted Out)	4,554 sq. ft.	677 sq. ft.	5,213 sq. ft.
2 nd Floor (CATA)	4,553 sq. ft.	-	4,553 sq. ft.

Rates Payable (2023/24)

Estimated at £22.65 - £22.78 per sq. ft.

However, all interested parties should make their own enquiries.

Service Charge

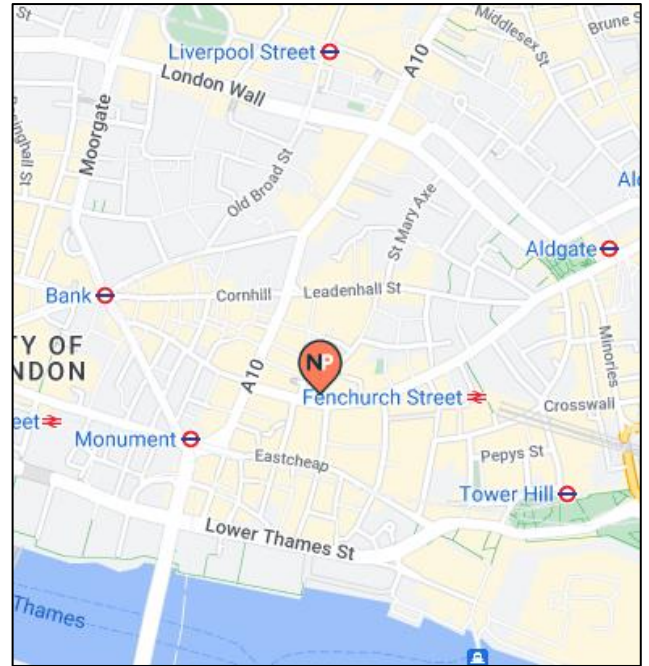
Estimated at £15.33 per sq. ft.

VAT

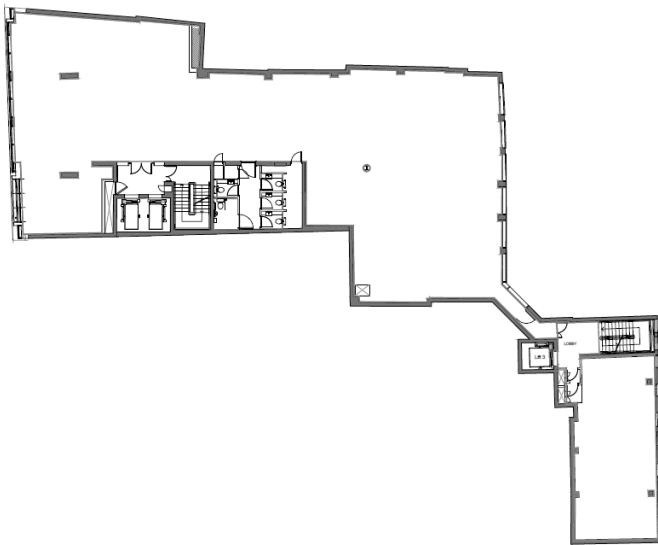
The building has been elected for VAT.

Amenities

- 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



Indicative 3rd Floor – 5,231 sq. ft.



Newton Perkins

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