

## 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

2<sup>nd</sup> Floor – £52.50 per sq. ft.

### Accommodation

|                       |               |       |
|-----------------------|---------------|-------|
| 2 <sup>nd</sup> Floor | 4,553 sq. ft. | CAT A |
|-----------------------|---------------|-------|

### 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 £16.23 per sq. ft..

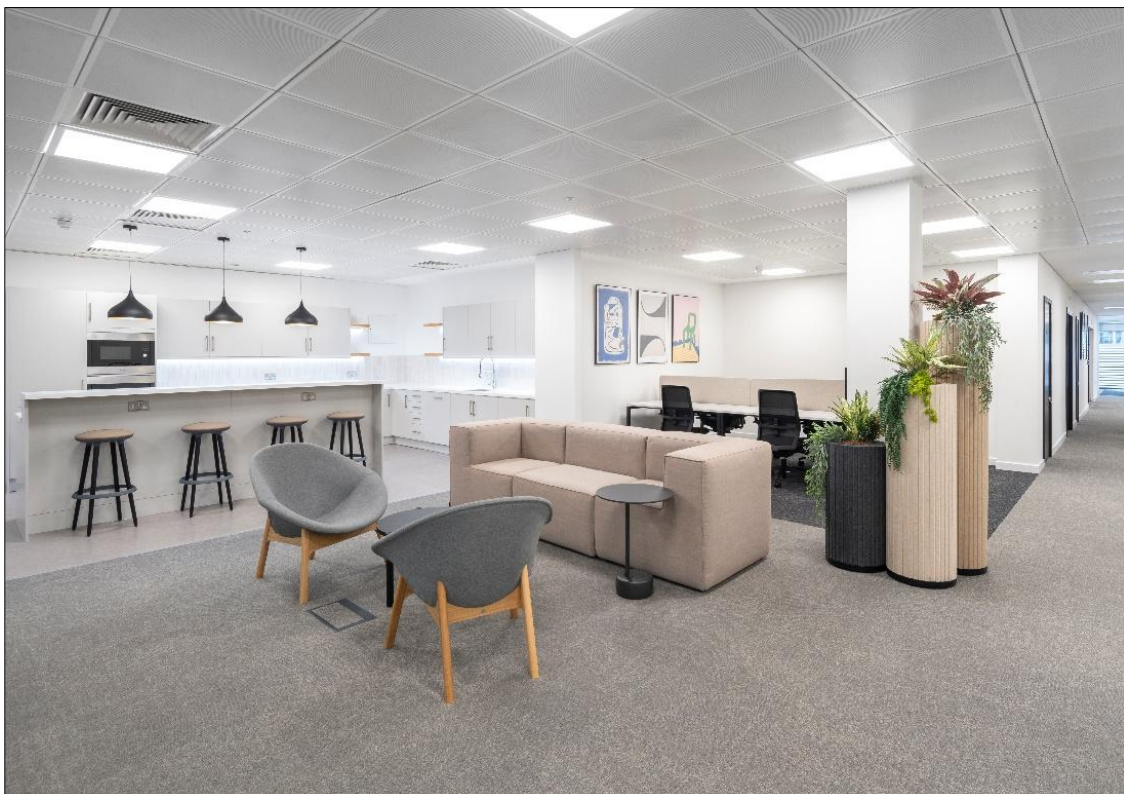
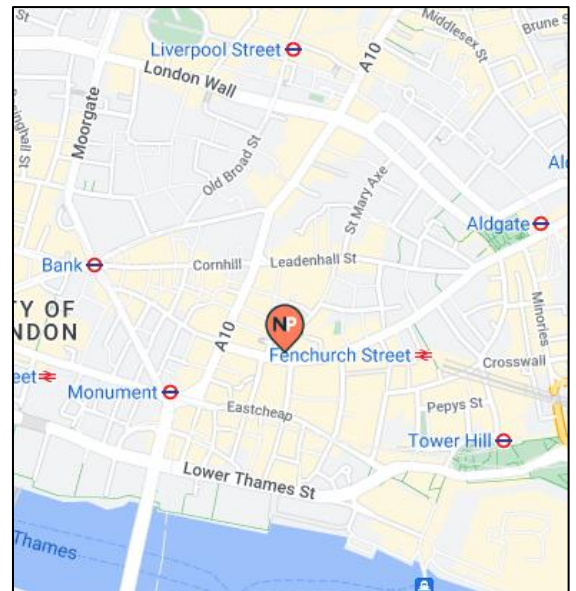
### VAT

The building has been elected for VAT.



## Amenities

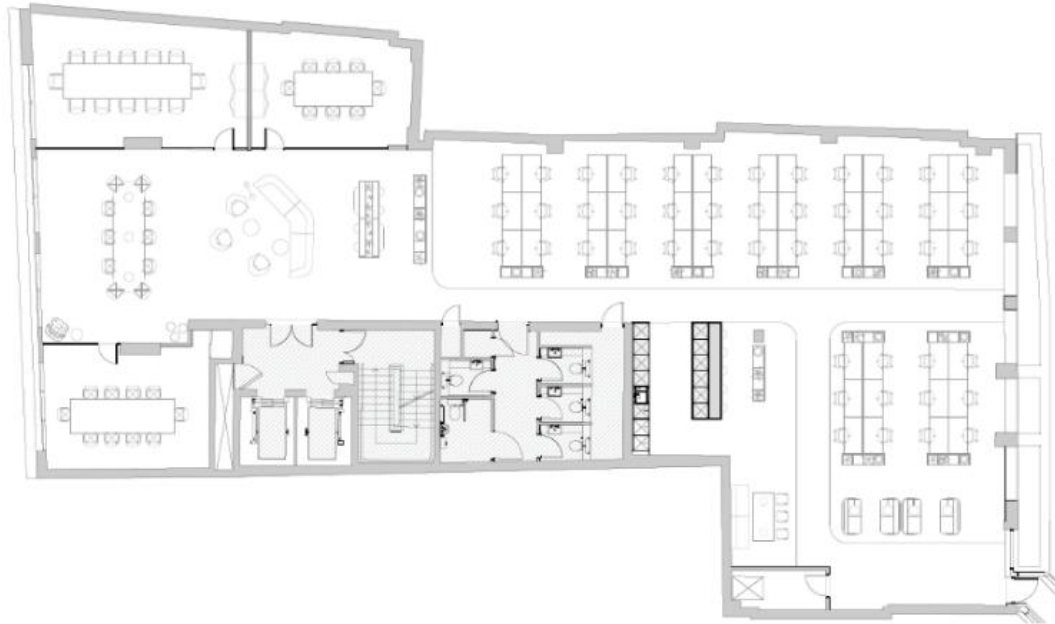
- Brand New Cat B
- New LED lighting
- VRF fan coil air conditioning
- Suspended metal tile ceilings
- Fully accessible raised floors
- 2 Passenger lifts
- Manned reception
- Very good BREEAM rating
- Showers & Bike racks



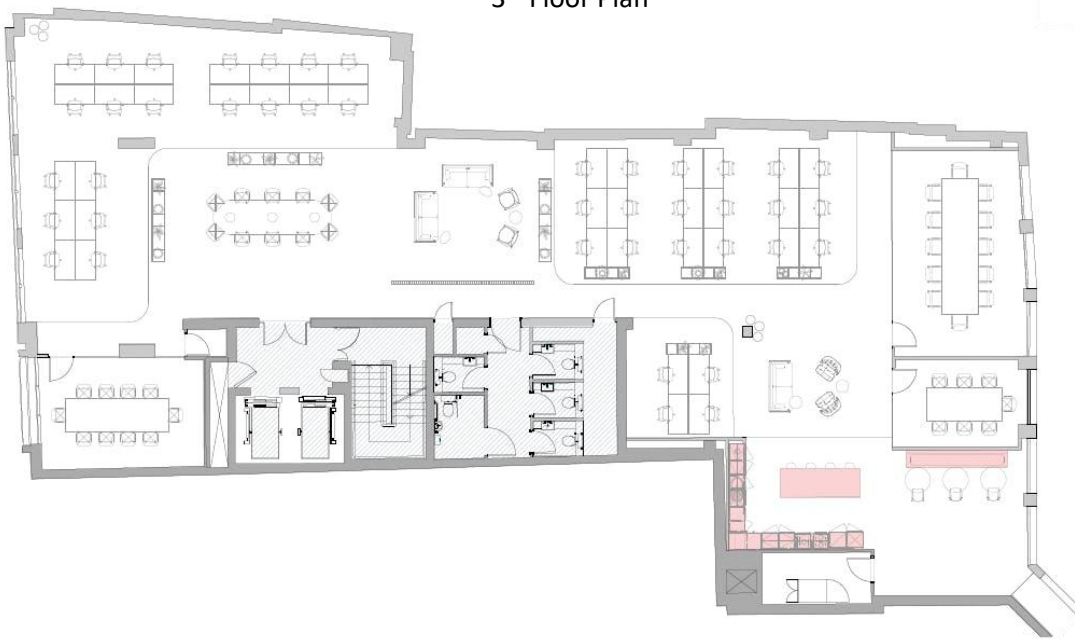




### 5<sup>th</sup> Floor Plan



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



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