

Fully Fitted Offices to let 100 Fenchurch Street, London EC3



Transport Links

- 0.17 miles from Aldgate
- 0.21 miles from Tower Hill
- 0.34 miles from Aldgate East
- 0.36 miles from Monument

Lease

New leases are available direct from the Landlord for a term by arrangement up to 11/10/2029.

Rent

£55.00 per sq. ft.

VAT

The building has been elected for VAT.

Accommodation

5 th Floor	2,208 sq ft	U/O
3 rd Floor	2,225 sq ft	CAT B (Q3 2024)

Rates Payable (2024/25)

Estimated at £18.88 £19.03 per sq. ft.

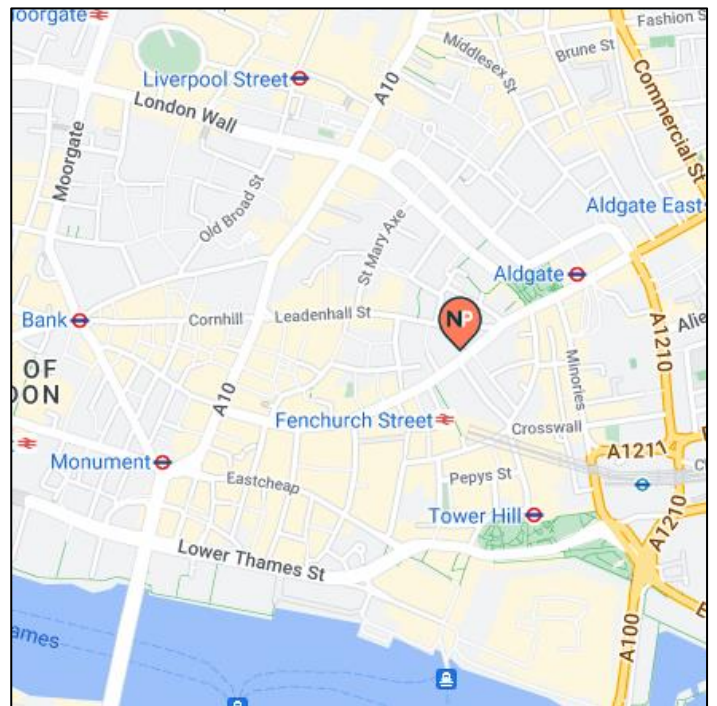
However, all interested parties should make their own enquiries.

Service Charge

To be capped at £17.50 per sq. ft. excluding utilities & subject to annual RPI increases.

Amenities

- Both floors are fully fitted including meeting rooms, cabling and furniture.
- LG7 compliant LED lighting throughout
- Shared rooftop terrace
- Fan coil air conditioning
- Fully accessible raised floor
- New Trend BMS
- New BPT Access System
- Fully refurbished WC's and Common Parts
- Fully refurbished, high specification reception area
- Complete lift refurbishment
- Refurbished showers & bike storage facilities



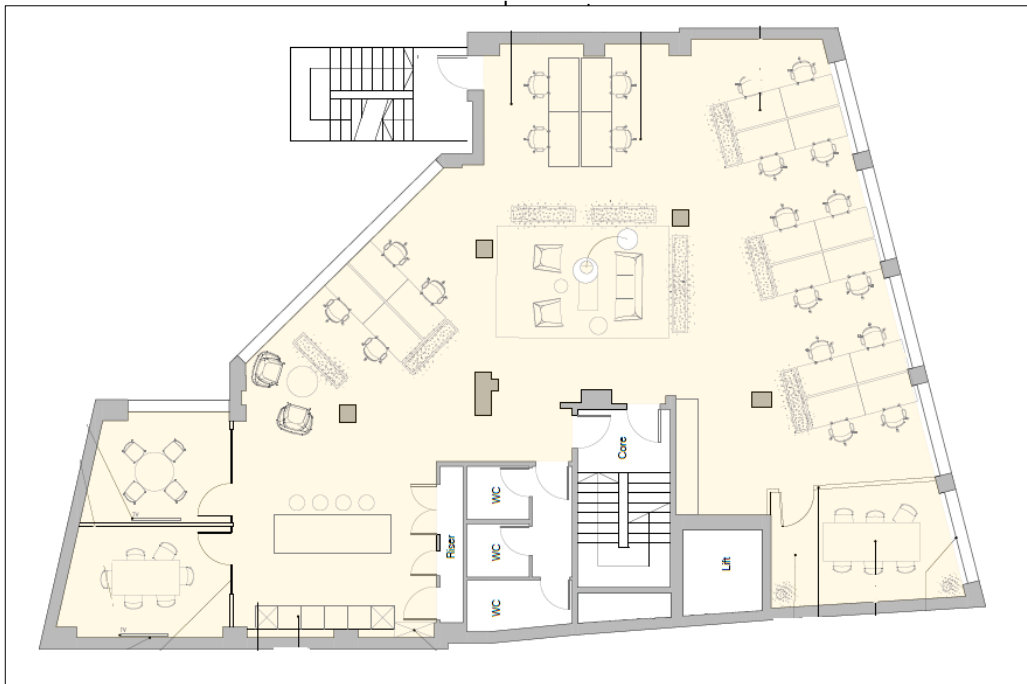
3rd Floor Welcome Area / Breakout CGI



3rd Floor Open Plan Office CGI



Proposed 3rd Floor



Newton Perkins

Harry Woods – 07884 602 870
E-mail: hw@newtonperkins.com

Chris Sutcliffe – 07970 831 250
E-mail: crs@newtonperkins.com

Knight Frank

Mike Voller – 07739 763 699
E-mail: mike.voller@knightfrank.com

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

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