

## Brand New Fitted Offices to Let

### 33 Creechurch Lane, EC3



#### Transport Links

- 0.20 miles from Aldgate
- 0.40 miles from Liverpool Street
- 0.40 miles from Tower Hill
- 0.50 miles from Bank

#### Lease

New leases are available direct from the Landlord for terms by arrangement.

#### Service Charge (2023/24)

Estimated at £12.11 per sq. ft.

#### VAT

The building has not been elected for VAT.

#### Accommodation

	South	North	Total
3 <sup>rd</sup> Floor	560 sq. ft.	3,468 sq. ft.	4,028 sq. ft.
1 <sup>st</sup> Floor	U/O	LET	
Upper Grd		3,193 sq. ft.	3,193 sq. ft.
<b>Total</b>			<b>7,221 sq. ft.</b>

\*3<sup>rd</sup> floor can be taken as a whole, or in separate units.

#### Rent

Rent on application.

#### Rates Payable (2023/24)

Estimated at £18.98 per sq. ft.

However, all interested parties should make their own enquiries.

## Amenities

- VRF air conditioning system
- Upgraded reception with commissionaire
- 1<sup>st</sup> floor (North) brand new fit out
- Bike racks & shower facilities
- New LED lighting
- Raised floors with data & cabling
- EPC – B rating
- 32 desks
- Kitchen/Breakout Area
- Board room
- Meeting rooms



## 1<sup>st</sup> Floor (North) Layout



## Newton Perkins

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