

## Brand New Landlord Fully Fitted

### 107 Fenchurch Street, London EC3



#### Transport Links

- 0.10 miles from Fenchurch Street
- 0.17 miles from Aldgate
- 0.21 miles from Tower Hill
- 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

£59.50 per sq. ft.

#### Accommodation

3 <sup>rd</sup> Floor	1,808 sq. ft.	167m <sup>2</sup>	(Q2 2024)
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#### Rates Payable (2024/25)

Estimated at £17.94 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.

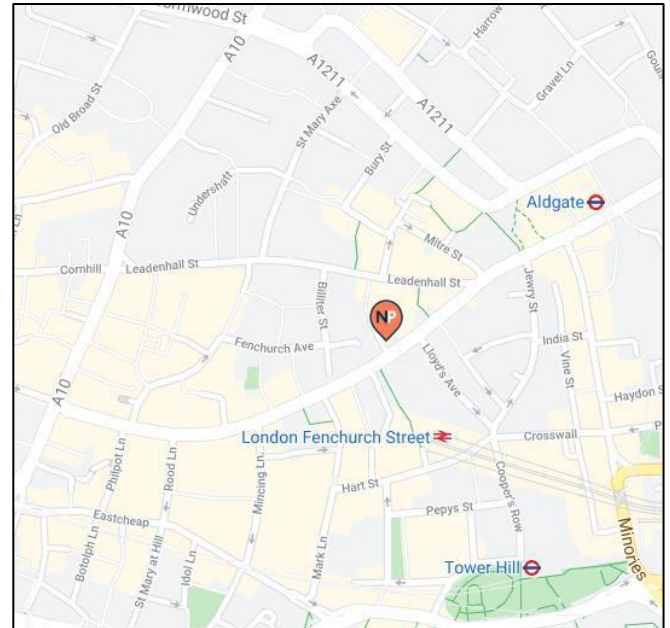
#### VAT

The building has been elected for VAT.

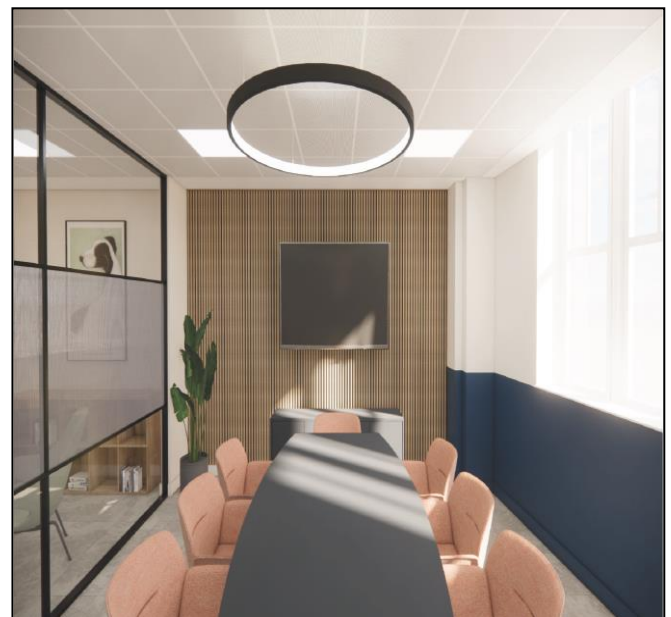
## Amenities

- High quality, fully fitted accommodation
- Newly refurbished ground floor reception area
- New air-conditioning system
- New LED lighting
- Fully fitted with meeting room, cabling, kitchen and furniture
- Refurbished WCs
- Refurbished lift car with new interior finishes
- Lift car with new interior finishes

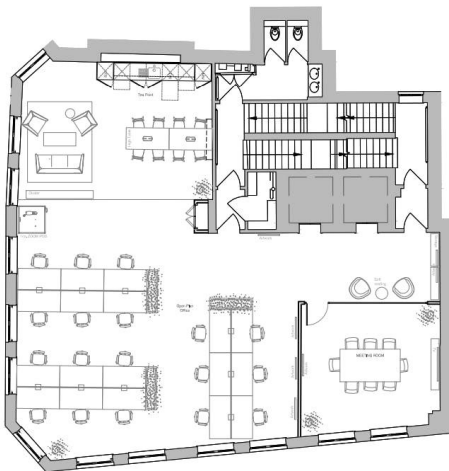
### 3<sup>rd</sup> Floor Open Plan Office



### 3<sup>rd</sup> Floor Boardroom CGI



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



## Newton Perkins

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