



# Newton Perkins

## High Specification Refurbished Offices

103 Cannon Street, London EC4

1,999 - 12,045 sq ft



### LOCATION

The property is located directly opposite the main entrance to the newly reconstructed Cannon Street Station within c. 300m of the Bank of England and Mansion House. Mainline, underground and DLR services are offered from Cannon Street Station together with Monument, Mansion House and Bank.

### ACCOMMODATION

5 <sup>th</sup> Floor	1,999 sq ft	186 m <sup>2</sup>
4 <sup>th</sup> Floor	2,326 sq ft	216 m <sup>2</sup>
3 <sup>rd</sup> Floor	2,472 sq ft	230 m <sup>2</sup>
2 <sup>nd</sup> Floor	2,492 sq ft	232 m <sup>2</sup>
1 <sup>st</sup> Floor	2,466 sq ft	229 m <sup>2</sup>
<u>Ground (entrance)</u>	<u>290 sq ft</u>	<u>27 m<sup>2</sup></u>
<b>Total</b>	<b>12,045 sq ft</b>	<b>1,120 m<sup>2</sup></b>

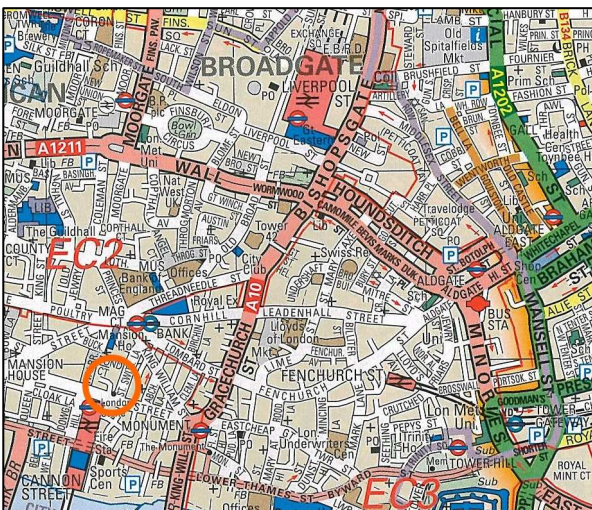
Behind the restored Grade II listed façade the building has been substantially remodeled and refurbished with brand new services throughout to provide high specification, contemporary finished offices with excellent natural light.

### LEASE

Offered on a floor by floor or combination of floors basis on a lease(s) for a term by arrangement.

### RENT

Upon application.



+44(0)20 7456 0700  
newtonperkins.com

Newton Perkins LLP

Peek House, 20 Eastcheap, London EC3M 1NP

## AMENITIES

- Comprehensively Refurbished Offices and Common Parts with Brand New Services
- Traditional façade with feature windows to both aspects
- Triple Height Entrance Hall with Feature Staircase
- New VRF Fan Coil Air Conditioning
- New Raised Floors
- New Metal Tiled Suspended Ceilings with LG7 Compliant Lighting
- Typical Floor to Ceiling Height (1<sup>st</sup> -3<sup>rd</sup> floors) 3.2m
- 1 x 8 Person Passenger Lift
- North Aspect over St Swithins Church Gardens
- Facility for Manned Reception Desk
- Excellent Natural Light
- Newly fitted Lavatories
- Double Glazed Sash Windows
- Shower

## VAT

The building has been elected for VAT.

## RATES PAYABLE

TBC

## SERVICE CHARGE

TBC

## POSSESSION

March 2013.

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

## VIEWING

Strictly by appointment through joint agents:-

### NEWTON PERKINS

**Harry Trotter - 020 7456 0729**

e-mail: ht@newtonperkins.com

**David Alcock - 020 7456 0707**

e-mail: dsa@newtonperkins.com

### KINNEY GREEN

**Adam Egan - 020 7643 1508**

e-mail: a.egan@kinneygreen.com

**Kim White - 020 7643 1506**

e-mail: k.white@kinneygreen.com

All negotiations to be subject to contract and satisfactory references

#### MISREPRESENTATION ACT 1967

Newton Perkins for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each them; (3) No persons in the employment of Newton Perkins has any authority to make or give any representation or warranty whatsoever in relation to this property.

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