

High Specification Refurbished Offices

103 Cannon Street, London EC4

4th Floor - 2,240 sq ft (208 m²)



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

4 th Floor	2,240 sq ft	208 m ²
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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

£55.00 per sq ft.

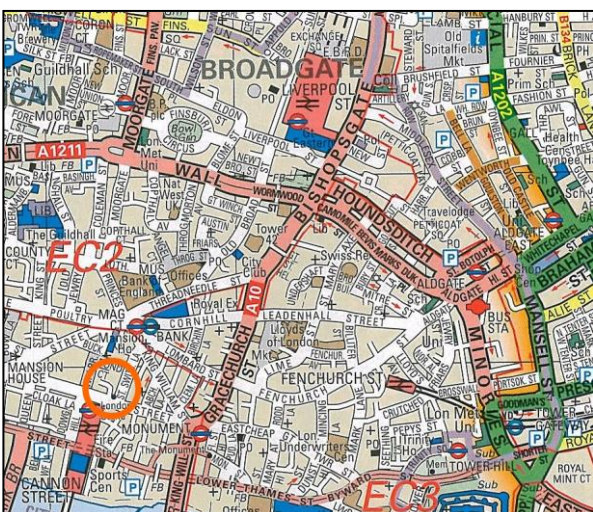
SERVICE CHARGE

£10.00 per sq ft.

RATES PAYABLE

Estimated at £11.02 per sq ft (2014/15).

However, all interested parties should make their own enquiries



+44(0)20 7456 0700
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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 (1st -3rd 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
- EPC Rating - C

VAT

The building has been elected for VAT.

POSSESSION

Immediately, upon completion of legal formalities.

LEGAL COSTS

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

WEBSITE ADDRESS

www.103cannonstreet.com

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

Katie Treadwell - 020 7643 1503

e-mail: k.treadwell@kinneygreen.com

Kim White - 020 7643 1506

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All negotiations to be subject to contract and satisfactory references

MISREPRESENTATION ACT 1967

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