

Offices To Let

Ibex House, 42- 47 Minories, London EC3

26,362 SQ FT AVAILABLE



LOCATION

Ibex House is located on the east side of Minories, at its junction with Haydon Street. Fenchurch Street mainline station, Tower Hill underground station and Tower Gateway DLR station are all close by.

ACCOMMODATION

6 th Floor	19,860 sq ft	1,845 m ²	(U/O)
5 th Floor	21,337 sq ft	1,982 m ²	
Part 4 th Floor	5,025 sq ft	467 m ²	(16,660 sq ft U/O)
Part 1 st Floor (Front)	8,766 sq ft	814 m ²	(U/O)

LEASE

A new lease(s) is available direct from the Landlord.

RENT

TBC

VAT

The building has **NOT** been elected for VAT.

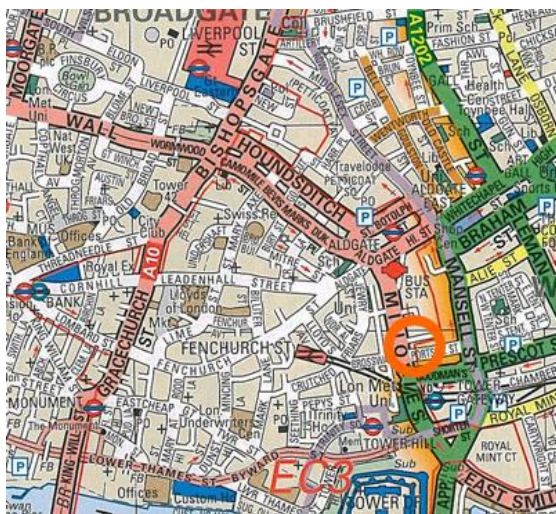
SERVICE CHARGE

Estimated at £10.55 per sq ft.

RATES PAYABLE

Estimated at £10.46 per sq ft (2014/15).

However, all interested parties should make their own enquiries.



AMENITIES

- Air Conditioning
- Raised Floors
- Metal Tile Suspended Ceiling
- Male and Female WC's
- Prestige Entrance & Reception Area
- Automatic Passenger Lifts
- Health Club Facility (with swimming pool)
- 24 hour Access and Security
- Excellent Natural Light
- EPC Rating D - 82

POSSESSION

On completion of legal formalities or earlier by arrangement.

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

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Chris Sutcliffe 020 7456 0706

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JONES LANG LASALLE

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MONMOUTH DEAN

Matthew Hall 0207 025 1398

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All negotiations to be subject to contract and satisfactory references

MISREPRESENTATION ACT 1967

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