

33 CREECHURCH LANE, LONDON EC3

560 - 12,078 SQ FT



DESCRIPTION

Newly refurbished, fitted out offices, providing outstanding value and flexibility in a well-connected City of London location.

LOCATION

The building is located a short walk from Liverpool Street Station, Devonshire Square and the newly pedestrianised Aldgate Square.

Lloyd's of London is also within close proximity.

Transport connections are excellent with Aldgate, Aldgate East, Bank, Fenchurch Street and Liverpool Street all within easy walking distance.

SPECIFICATION

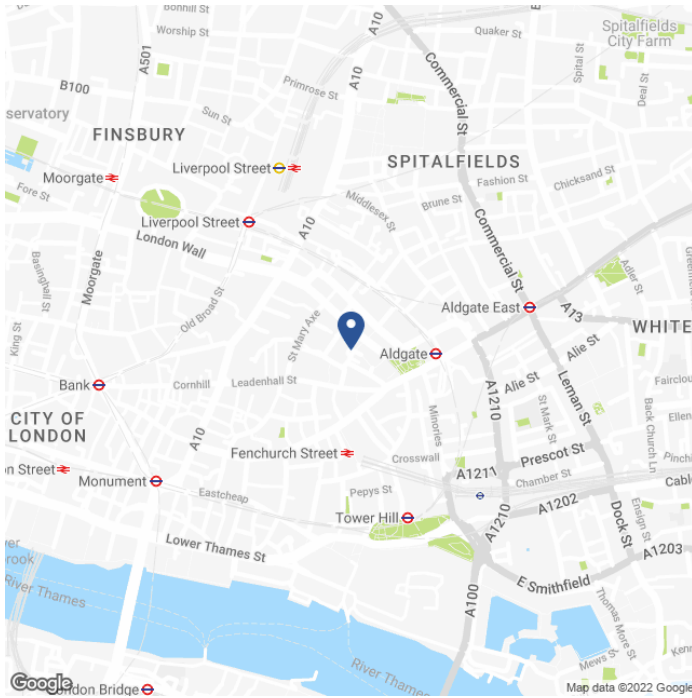
- 1st/2nd/3rd floors newly refurbished with fit out in situ.
- No VAT on rent.
- VRF Air conditioning.
- High speed fibre in situ.
- Fully accessible raised floors.
- Suspended ceilings with integral lighting.
- 2 x 8 person passenger lifts.
- WC's on each floor.
- Shower facilities, bike racks and lockers.
- Manned reception.

AVAILABLE ACCOMMODATION

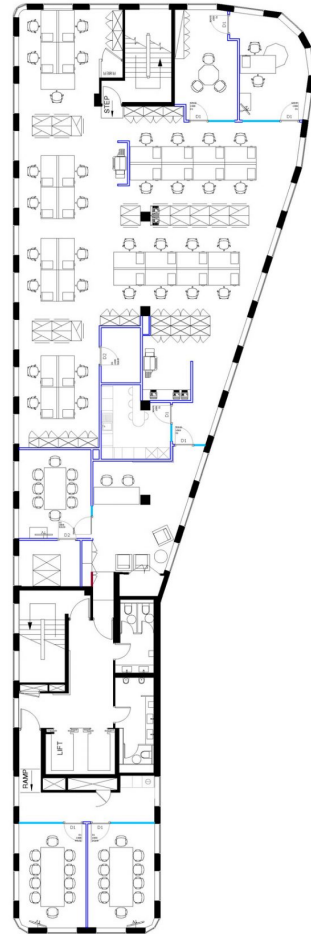
FLOOR	SQ FT	SQ M
PART THIRD (SOUTH)	560	52
PART THIRD (NORTH)	3,468	322
SECOND	4,028	374
PART FIRST (SOUTH)	560	52
PART FIRST (NORTH)	3,462	322
LOWER GROUND - LET	3,010	280
TOTAL	12,078	1,122



MAP



SECOND FLOOR



TENURE

Lease:	A flexible new lease is available from the landlord.
Guide Rent:	£45.00 per sq ft (2nd/1st).
Rates Estimate:	£19.99 per sq ft. (3rd) £20.12 per sq ft (2nd). £20.02 per sq ft (1st).
Service Charge:	£9.00 per sq ft. plus A/C and small power costs which are separately metered.
VAT:	Not Elected.
EPC:	D83.

CONTACT

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FURTHER INFORMATION

