

41 EASTCHEAP, LONDON EC3

3,002 SQ FT



DESCRIPTION

41 Eastcheap is a highly specified modern building behind a retained period facade including a new reception, lift lobbies, office floors and WC's designed by Ben Adams Architects.

The available floors will be fully fitted to provide meeting room/s, kitchen, break out areas and open plan desks.

LOCATION

41 Eastcheap occupies a prominent corner position adjacent to the 'Walkie Talkie' building and is 200 metres south of the Lloyd's Building.

Monument/Bank (Central, Circle, District, Northern, Waterloo & City, DLR), Fenchurch Street (Mainline Rail), Tower Hill (Circle and District), Tower Gateway (DLR) and Liverpool Street (Central, Circle, Metropolitan, Hammersmith & City, Overground, Mainline Rail and Crossrail from Autumn 2019) stations are all within walking distance providing excellent communications.

SPECIFICATION

- Victorian Portland stone facade.
- Four pipe fan coil air conditioning.
- Fully accessible raised floor.
- Metal tile suspended ceiling.
- Column free, highly flexible floor plates.
- 2.7m floor to ceiling height.
- 2x13 person passenger lifts.
- Manned reception.
- Male, female and disabled WCs.
- Excellent natural light.
- Bicycle storage, locker and shower facilities.

AVAILABLE ACCOMMODATION

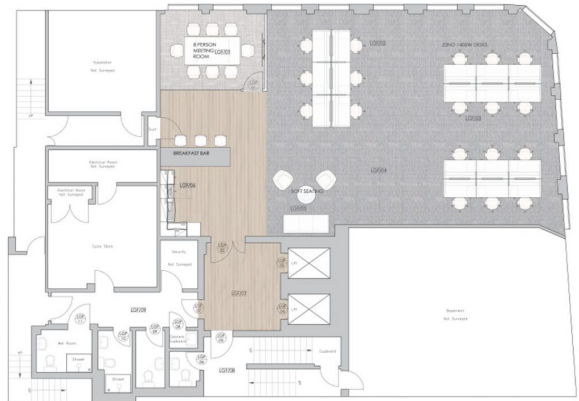
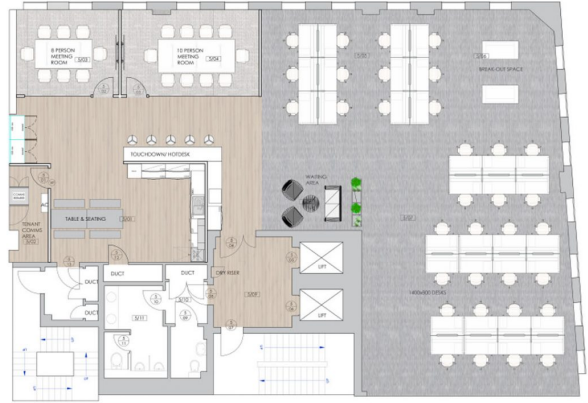
FLOOR	SQ FT	SQ M
FIFTH	3,002	279
LOWER GROUND - LET	1,692	157
TOTAL	3,002	279

MAP



FLOOR PLAN

Fifth and Lower Ground Floors



TENURE

Lease: New Lease for a term by arrangement direct from the landlord.

Guide Rent: £65.00 per sq.ft.

Rates Estimate: £23.74 per sq.ft.

Service Charge: £15.20 per sq.ft.

VAT: Elected.

CONTACT

Tom Kemp
+44 (0)207 100 5555
tom@hk-london.com

Monique Kelliher
+44 (0)207 100 5555
monique@hk-london.com

Stephen Foster
+44 (0)207 100 5555
stephen@hk-london.com

FURTHER INFORMATION

