

33 EASTCHEAP, LONDON EC3

2,284 SQ FT



DESCRIPTION

33 Eastcheap is a Grade II listed building with a Victorian Gothic façade that was comprehensively refurbished in 2017.

The available duplex unit on 5th & 4th floors benefits from a private terrace and provides fitted accommodation with the character of the building and reception carried through to the finishes on the floor.

LOCATION

33 Eastcheap is in a prominent location, just a short walk to Leadenhall Market and Lloyd's of London, this vibrant location provides numerous restaurants and bars including Eastcheap Estate Locals, Blacklock, Black Sheep Coffee, Joe & The Juice and Simmons Bar.

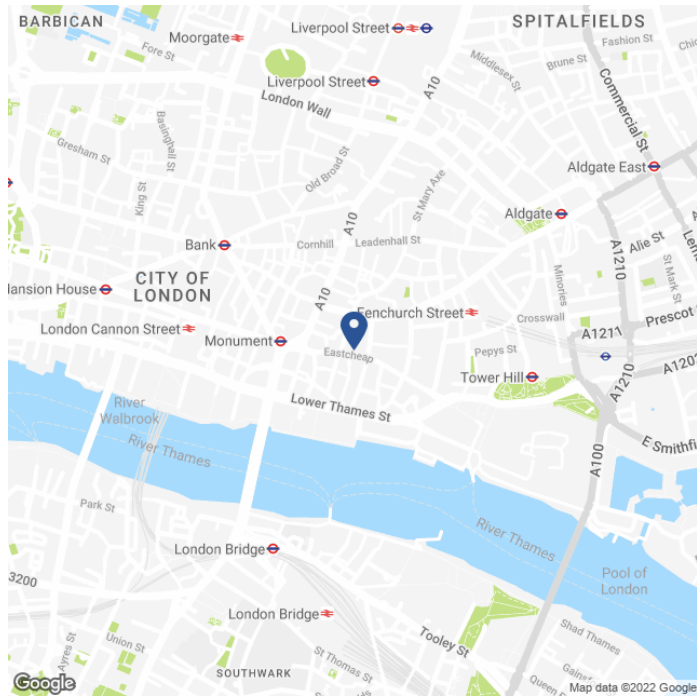
Monument/Bank (Central, Circle, District, Northern, Waterloo & City, DLR), Fenchurch Street (Mainline Rail), Tower Hill (Circle and District), Tower Gateway (DLR) and Liverpool Street (Central, Circle, Metropolitan, Hammersmith & City, Overground, Mainline Rail and Elizabeth Line) stations are all within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

SPECIFICATION

- Duplex unit.
- Private terrace.
- Fitted with kitchen, large boardroom and meeting room.
- Herringbone wooden flooring
- VRF air conditioning
- LED lighting
- Passenger lift
- Showers

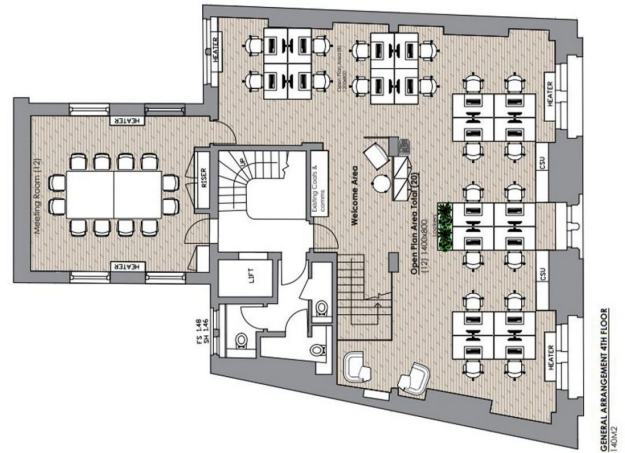
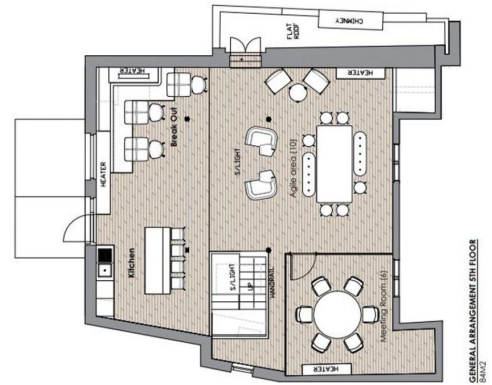
FLOOR	SQ FT	SQ M
FIFTH & FOURTH - UNDER OFFER	2,284	212
TOTAL	2,284	212

MAP



FLOORPLAN

5th & 4th Floors - Indicative Layout



TENURE

Lease:	Available on a new lease direct from the Landlord.
Guide Rent:	£TBC per sq ft.
Rates Estimate:	£17.45 per sq ft.
Service Charge:	£13.49 per sq ft.
VAT:	Elected.
EPC:	C72.

CONTACT

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