

25 EASTCHEAP, LONDON EC3

2,356 SQ FT



DESCRIPTION

25 Eastcheap sits within the Grade II listed Eastcheap Estate. The building was comprehensively refurbished in 2017.

The available 3rd floor benefits from a high quality fit out.

LOCATION

25 Eastcheap is in a prominent corner 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.

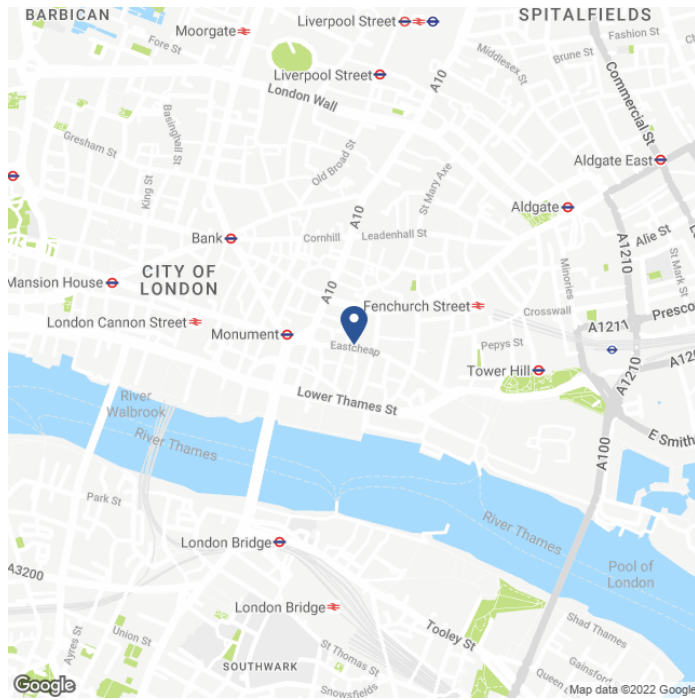
SPECIFICATION

- High quality fit out
- Kitchen/breakout space
- Meeting rooms & private offices
- VRF air conditioning
- Manned reception
- Passenger lift
- Showers and cycle storage

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
THIRD	2,356	219
TOTAL	2,356	219

MAP



FLOOR PLAN

Third Floor - Indicative Open Plan Layout



TENURE

Lease:	New Lease direct from the Landlord.
Guide Rent:	£TBC per sq ft.
Rates Estimate:	£17.20 per sq ft.
Service Charge:	£11.88 per sq ft.
VAT:	Elected.
EPC:	TBC.

CONTACT

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

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

JOINT AGENT

CBRE
+44(0)20 7182 2000