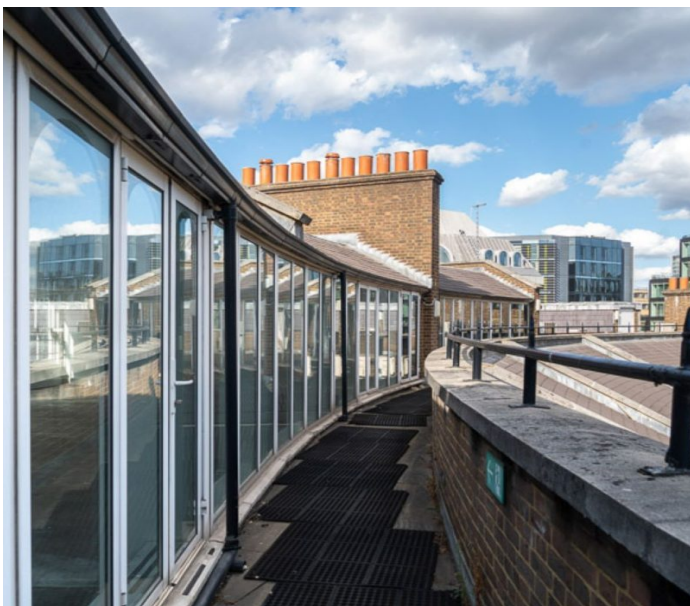


## 8-11 CRESCENT, LONDON EC3

855 - 25,113 SQ FT



### DESCRIPTION

8-11 Crescent sits prominently within a secluded location, 200 meters north of the Tower of London. This period style property was developed in the late 1980's and currently provides 25,113 sq ft of lettable office and ancillary accommodation arranged over lower ground, ground and five upper floors. There are superb levels of natural daylight from three elevations.

### LOCATION

Located in Tower Hill on the eastern side of the City of London, this vibrant business district has fantastic connectivity. Tower Hill Underground Station (District and Circle Line) and Tower Gateway Station (Dockland's Light Railway) are within a 2 minute walk. Fenchurch Street station (mainline rail services) and Aldgate and Aldgate East Underground Station within a 5-10 minute walk (Hammersmith and City, District and Circle Line services).

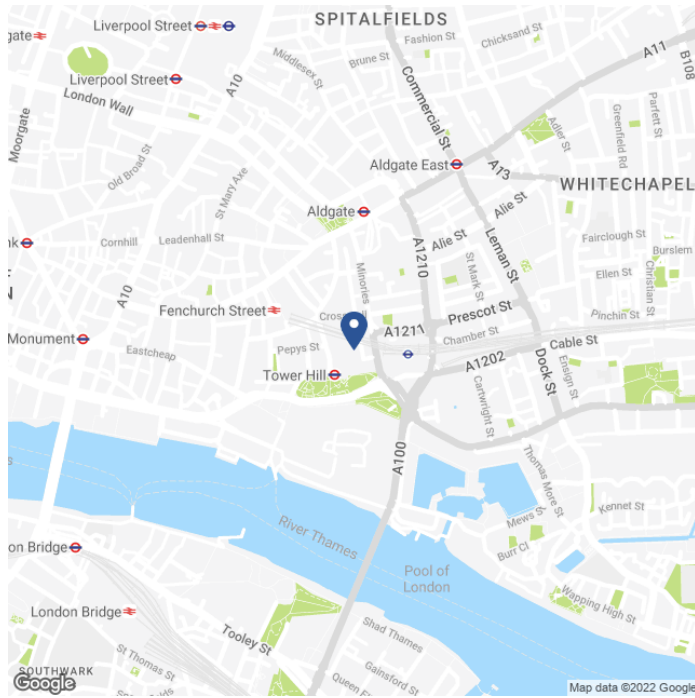
### SPECIFICATION

- Two passenger lifts serving all floors.
- Ceiling and perimeter mounted air conditioning.
- Mineral fibre suspended ceilings.
- Raised access floors.
- Male and female WC's on each floor.
- Sliding sash windows.

### AVAILABLE ACCOMMODATION

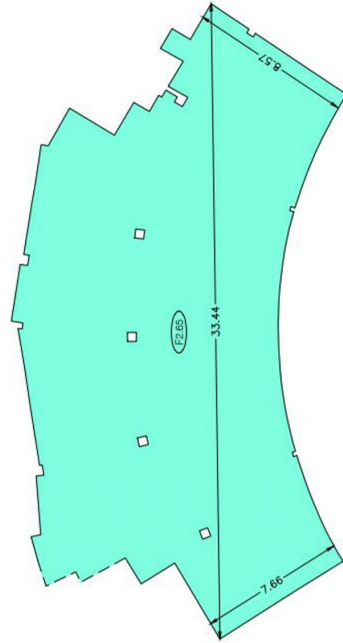
FLOOR	SQ FT	SQ M
FIFTH	855	79
FOURTH	3,844	357
THIRD	4,131	384
SECOND	4,135	384
FIRST	4,139	385
GROUND	3,556	330
GROUND - RECEPTION	438	41
LOWER GROUND	4,015	373
<b>TOTAL</b>	<b>25,113</b>	<b>2,333</b>

## MAP



## FLOOR PLAN

First Floor



### AREA PLAN

**8-11 THE CRESCENT**  
LONDON, EC3N

#### First Floor

#### Net Internal Area

OFFICE	384.5 sq m	4139 sq ft
<b>TOTAL NIA:</b>	<b>384.5 sq m</b>	<b>4139 sq ft</b>

## TENURE

Lease:	New Lease(s) for a term by arrangement direct from the landlord.
Quoting Rent:	£45.00
Rates Estimate:	£11.96 per sq ft (5th). £14.16 per sq ft (4th). £15.28 per sq ft (3rd). £15.26 per sq ft (2nd). £15.19 per sq ft (1st). £13.88 per sq ft (Ground).
Service Charge:	TBC.
VAT:	Elected.
EPC:	D83.

## CONTACT

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