

41 EASTCHEAP  
LONDON EC3M 1DT

3,397 - 3,397 SQ FT



## DESCRIPTION

41 Eastcheap welcomes you into an impressive reception designed by Ben Adams Architects featuring a unique undulating wood panelled ceiling.

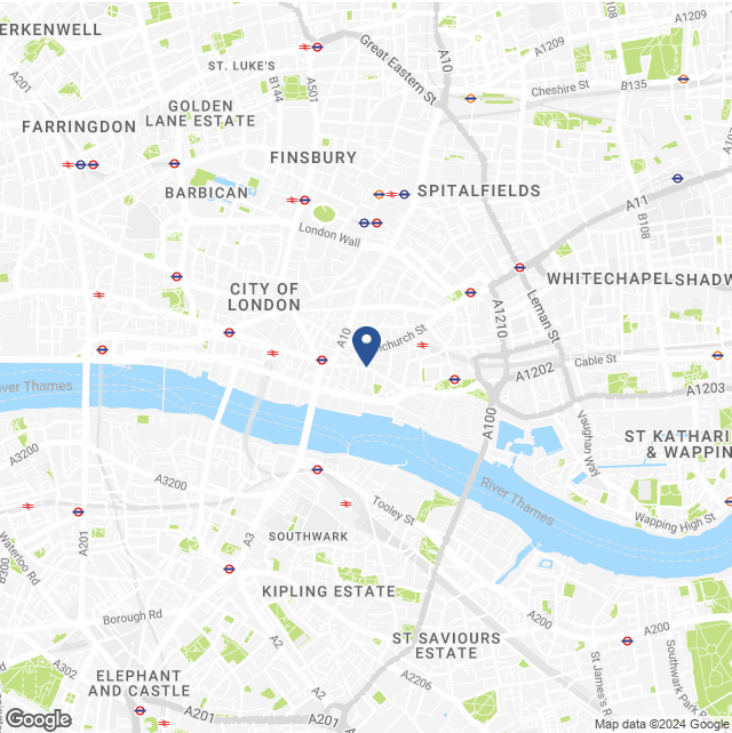
The Fourth Floor has excellent natural light and will be newly fitted out to provide 3 meeting rooms, 2 call rooms, 34 workstations, collaboration and kitchen/breakout areas.

Ready early Spring 2024.

## 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 & Elizabeth Line) stations are all within walking distance providing excellent communications.



SPECIFICATION

- Plug & Play office space.
- Preinstalled fibre by Telcom.
- Excellent natural light.
- Air conditioning.
- Raised floor.
- Column free, highly flexible floor plates.
- Manned reception.
- 2x13 person passenger lifts.
- Male, female and disabled WC's.
- Bicycle storage, locker and shower facilities.

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
6TH	2,864	266
4TH	3,397	316
TOTAL	6,261	582

TENURE

- Lease:

New lease for a term by arrangement direct from the landlord.
- Guide Rent:

On Application
- Rates Estimate:

£22.98 per sq ft
- Service Charge:

£ per sq ft
- VAT:

Elected.

CONTACT

**Monique Kelliher**  
02071005555  
[monique@hk-london.com](mailto:monique@hk-london.com)

**Tom Kemp**  
0207 100 5555  
[tom@hk-london.com](mailto:tom@hk-london.com)

FURTHER INFORMATION



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