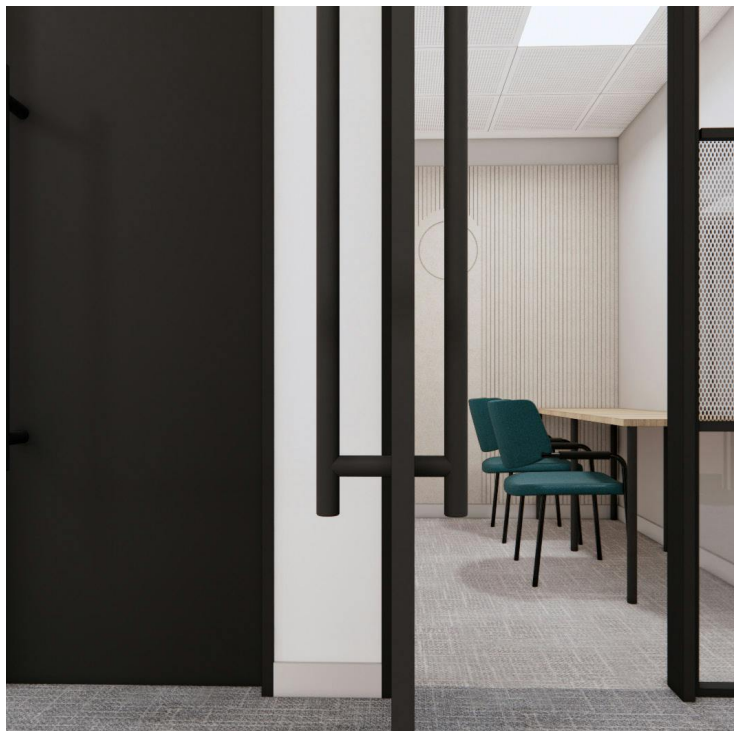


41 EASTCHEAP  
LONDON EC3M 1DT

3,244 - 3,244 SQ FT



## DESCRIPTION

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

The Third Floor has excellent natural light and will provide 4 x meeting rooms, call room, 34 workstations, collaboration and kitchen/breakout areas.

## 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.

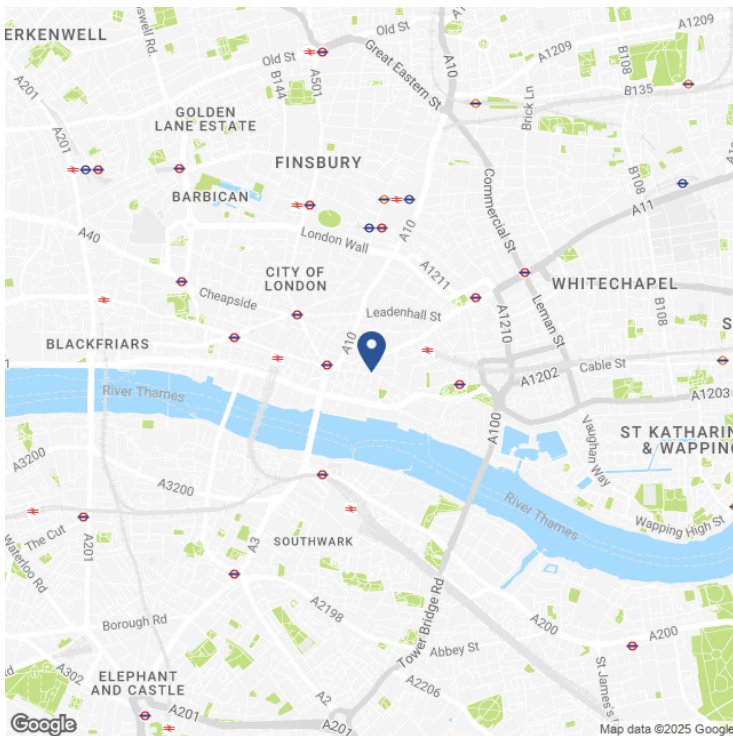


## SPECIFICATION

- 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       |
|--------------|--------------|------------|
| 3RD          | 3,244        | 301        |
| <b>TOTAL</b> | <b>3,244</b> | <b>301</b> |



## TENURE

- Lease:** New lease for a term by arrangement direct from the landlord.
- Guide Rent:** £72.50 per sq ft
- Rates Estimate:** £27.24 per sq ft
- Service Charge:** £ per sq ft
- VAT:** Elected.

## CONTACT

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## FURTHER INFORMATION

