

41 EASTCHEAP  
LONDON EC3M 1DT

3,240 - 3,240 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.

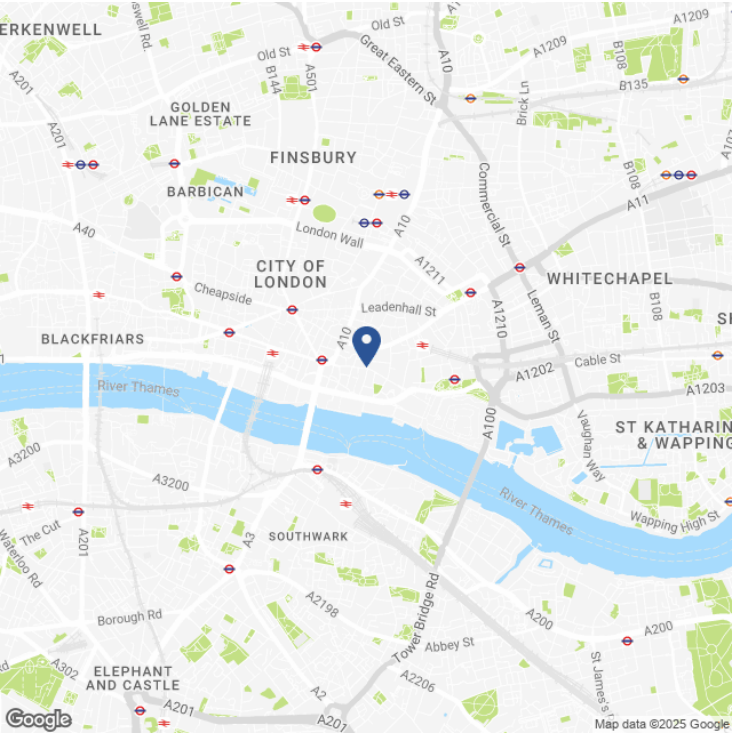


SPECIFICATION

- 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	3,240	301
TOTAL	3,240	301



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:	£23.97 per sq ft
VAT:	Elected.

CONTACT

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FURTHER INFORMATION

