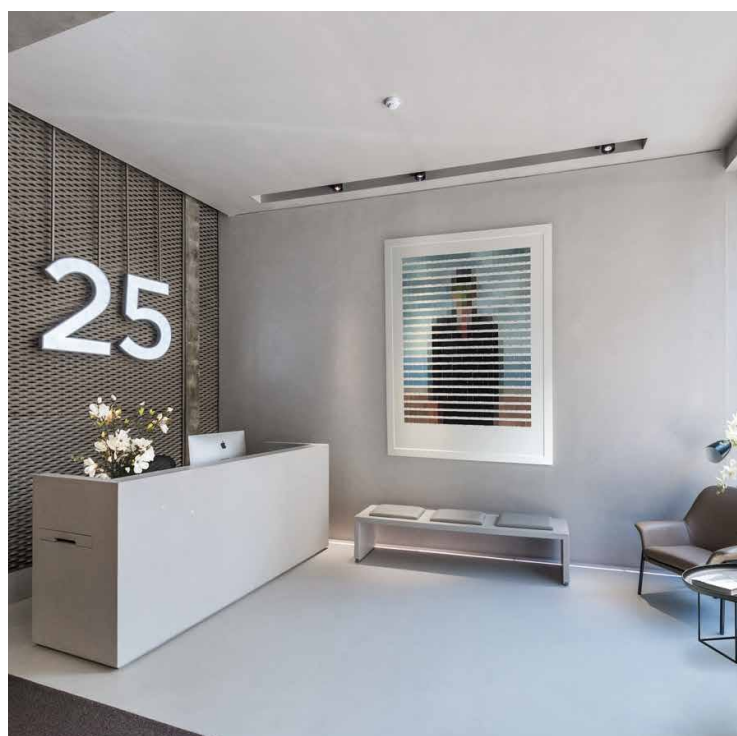


25 EASTCHEAP
LONDON EC3M 1DT

2,298 - 4,640 SQ FT



DESCRIPTION

25 Eastcheap sits within the Grade II listed Eastcheap Estate.

The 2nd floor will comprise of 20x open plan desks, 1x 10-man meeting room, 1x 6-man meeting room, a collaboration/hot-desking area, kitchen and breakout in situ.

The 1st floor will comprise of 24x open plan desks, 2x 6-man meeting rooms, a collaboration/hot-desking area, kitchen and breakout in situ.

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.

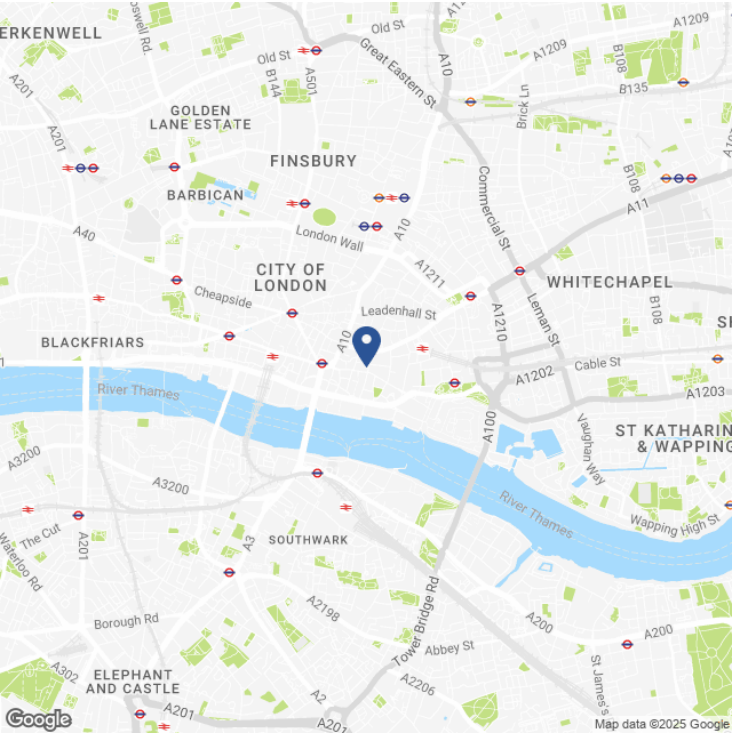
Monument/Bank (Central, Circle, District, Northern, Waterloo & City, DLR), Fenchurch Street (Mainline Rail), Tower Hill (Circle and District), Tower Gateway (DLR) and Liverpool Street (Central, Circle, Metropolitan, Hammersmith & City, Overground, Mainline Rail and Elizabeth Line) stations are all within walking distance providing excellent communications.

SPECIFICATION

- Plug and play office space
- VRF air conditioning
- Manned reception
- Passenger lift
- Showers and cycle storage

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
2ND	2,342	218
1ST	2,298	213
TOTAL	4,640	431



TENURE

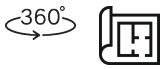
- Lease:** New Lease direct from the Landlord.
- Guide Rent:** £69.50 per sq ft
- Rates Estimate:**£21.03 per sq ft
- Service Charge:**£13.65 per sq ft
- VAT:** Elected.

CONTACT

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FURTHER INFORMATION



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