

39 EASTCHEAP  
LONDON EC3M 1DT

1,050 - 1,050 SQ FT



## DESCRIPTION

39 Eastcheap provides high quality office space with excellent natural light. The available 3rd floor is fitted out with a meeting room and kitchen.

## LOCATION

This vibrant location offers occupiers an array of restaurants and bars including Eastcheap Estate locals, Blacklock, Black Sheep Coffee, Joe & The Juice and Simmons Bar. Leadenhall Market and Lloyd's of London are a short walk away.

Monument and Bank stations provide access to the Northern, Circle, District, Central, Waterloo & City and DLR lines. Fenchurch Street station provides access to the c2c network.

London Bridge station can be reached within a 10 minute walk.

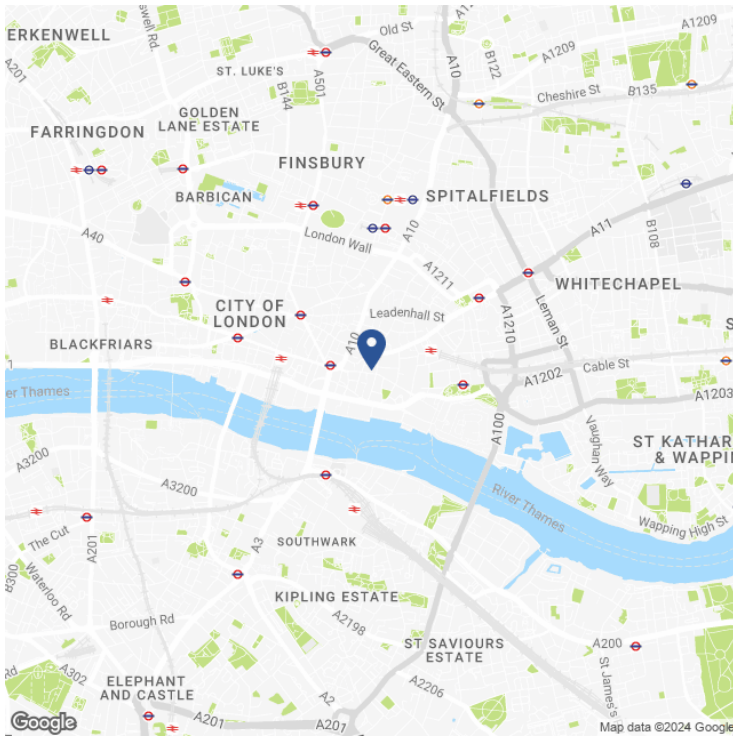


## SPECIFICATION

- Fitted with meeting room and kitchen.
- VRF air conditioning.
- LED lighting.
- Double glazed sash windows.
- WC and shower facilities.
- 8 person passenger lift.

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
3RD	1,050	98
<b>TOTAL</b>	<b>1,050</b>	<b>98</b>



## TENURE

**Lease:** New lease direct from the landlord.  
**Guide Rent:** On Application  
**Rates Estimate:** £18.15 per sq ft  
**Service Charge:** £14.82 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)

**Kit Warde-Aldam**  
 0207 100 5555  
[kit@hk-london.com](mailto:kit@hk-london.com)

## FURTHER INFORMATION

