

110 CANNON STREET  
LONDON EC4N 6EU

2,649 - 8,395 SQ FT



## DESCRIPTION

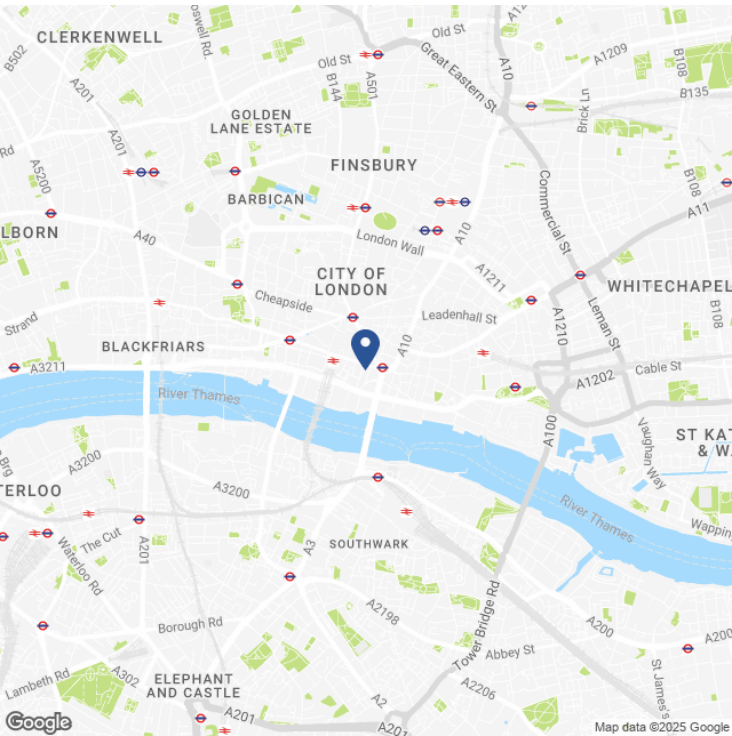
110 Cannon Street offers fitted office accommodation in a prime City location.

3rd floor is available in Cat A. Turnkey fit out may be considered subject to terms.

The 7th and Ground floors benefit from existing fit outs.

## LOCATION

Located directly opposite the new Bank Station entrance on Cannon Street, 110 Cannon Street occupies a prominent location offering unparalleled connectivity with direct access to the Northern, Central, Waterloo and City, Circle, District and DLR lines. Cannon Street Station provides access to the District and Circle underground lines as well as the mainline rail network. London Bridge station is within easy walking distance.



### SPECIFICATION

- 3rd floor - Cat A, will consider turnkey fit out
- Ground floor - benefits from existing fit out with multiple meeting rooms, kitchen, open plan
- Double height manned reception
- Excellent natural light with floor to ceiling glazing
- Secure bicycle storage
- Shower facilities
- Four passenger lifts and a goods lift

### AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
10TH	5,746	534
7TH	5,746	534
3RD	5,746	534
GROUND	2,649	246
TOTAL	19,887	1,848

### TENURE

- Lease:** New lease direct from the landlord.
- Guide Rent:** On Application
- Rates Estimate:** £24 per sq ft
- Service Charge:** £21.44 per sq ft
- VAT:** Elected.
- EPC:** C

### 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

