

MARTIN HOUSE, 5 MARTIN LANE
LONDON EC4R 0DP

4,035 - 8,468 SQ FT



DESCRIPTION

Martin House offers high-quality newly refurbished accommodation in a prime City location.

The large reception provides a welcoming arrival experience with informal meeting spaces.

The 1st and 2nd floors benefit from excellent natural light and exposed services.

LOCATION

Located within proximity to the new Bank Station entrance on Cannon Street, Martin House 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 is within walking distance providing access to the District and Circle underground lines as well as the mainline rail network. London Bridge is within easy walking distance.

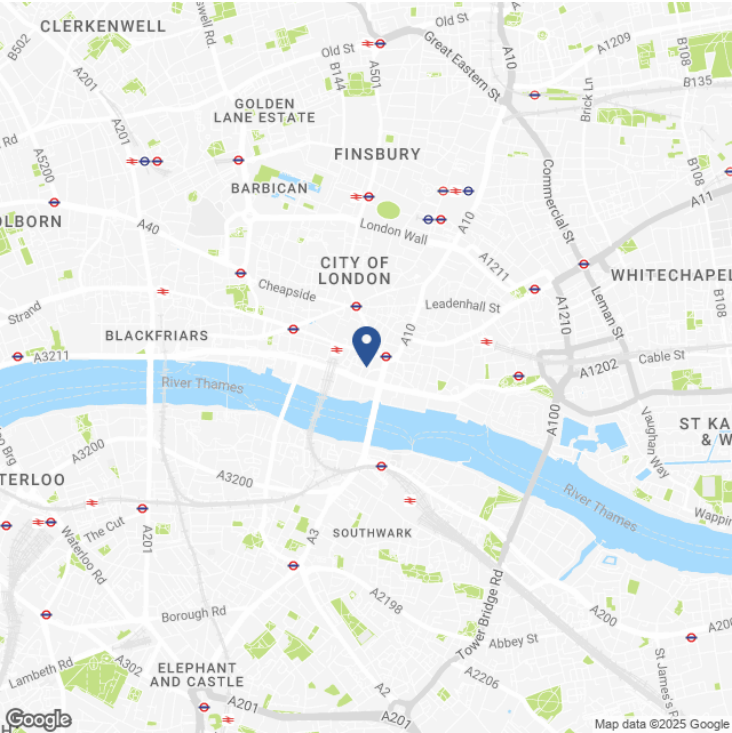


SPECIFICATION

- Manned reception
- New exposed fan coil air conditioning
- New LED lighting
- Excellent natural light
- Fully accessible raised access floors
- DDA compliant
- 2x passenger lifts
- Showers and cycle storage

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
2ND	4,433	412
1ST	4,035	375
TOTAL	8,468	787



TENURE

- Lease:** New lease direct from the landlord.
- Guide Rent:** On Application
- Rates Estimate:**£23.5 per sq ft
- Service Charge:**£21.4 per sq ft
- VAT:** Elected.
- EPC:** B

CONTACT

Monique Kelliher
02071005555
monique@hk-london.com

Tom Kemp
0207 100 5555
tom@hk-london.com

FURTHER INFORMATION



MISREPRESENTATION ACT 1967 - HK Property Services Ltd for themselves and for the Vendor. Lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers, and do not constitute the whole or any part of an offer or contract. (ii) HK Property Services Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective Purchasers or Lessors must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) no employee of HK Property Services Ltd has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (iv) prices/rents quoted in these particulars may be subject to VAT; and (v) HK Property Services Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.