

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.



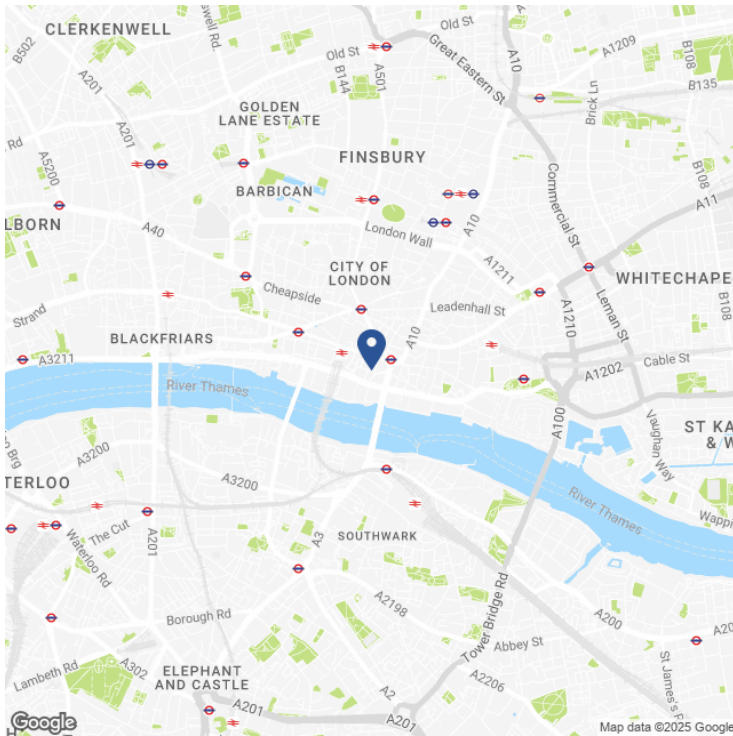


## SPECIFICATION

- 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
<b>TOTAL</b>	<b>8,468</b>	<b>787</b>



## 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

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## FURTHER INFORMATION

