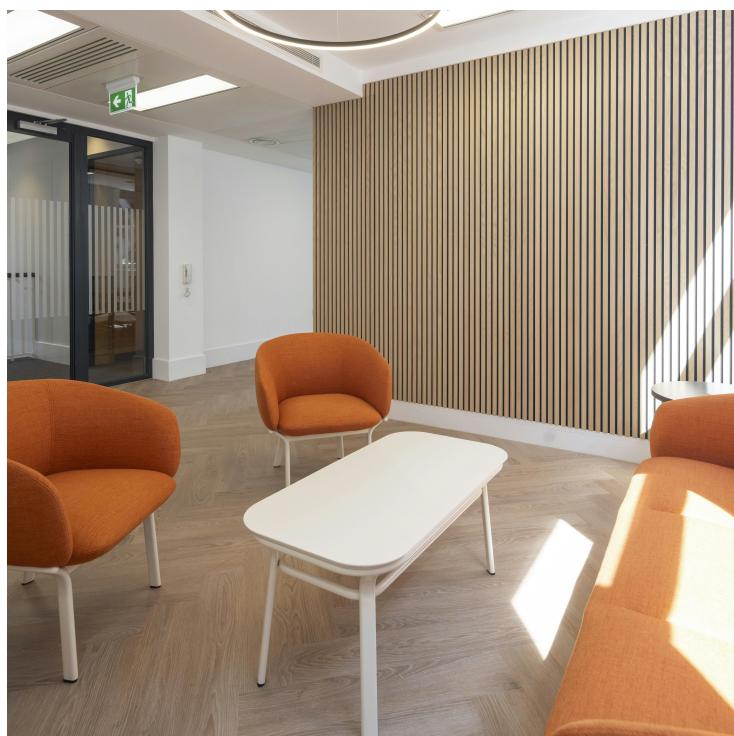


6 DOWGATE HILL  
LONDON EC4R 2SU

2,504 - 2,504 SQ FT



## DESCRIPTION

6 Dowgate Hill is a striking Grade II listed building occupying a prominent corner position adjacent to Cannon Street Station.

The 2nd floor provides fully fitted and furnished accommodation comprising 2x meeting rooms, 1x call room, welcome area, kitchen/breakout and open plan desking.

## LOCATION

The building is situated in a highly desirable City of London location.

Transport connections are excellent with Cannon Street, Bank, Mansion House and Monument all within a 2 minute walk.

Bloomberg Arcade provides access to a wide array of restaurants including Caravan, Lina Stores, Brigadiers and Vinoteca to name a few. The riverside is easily accessible to enjoy a lunchtime run or a drink at the popular The Oyster Shed.

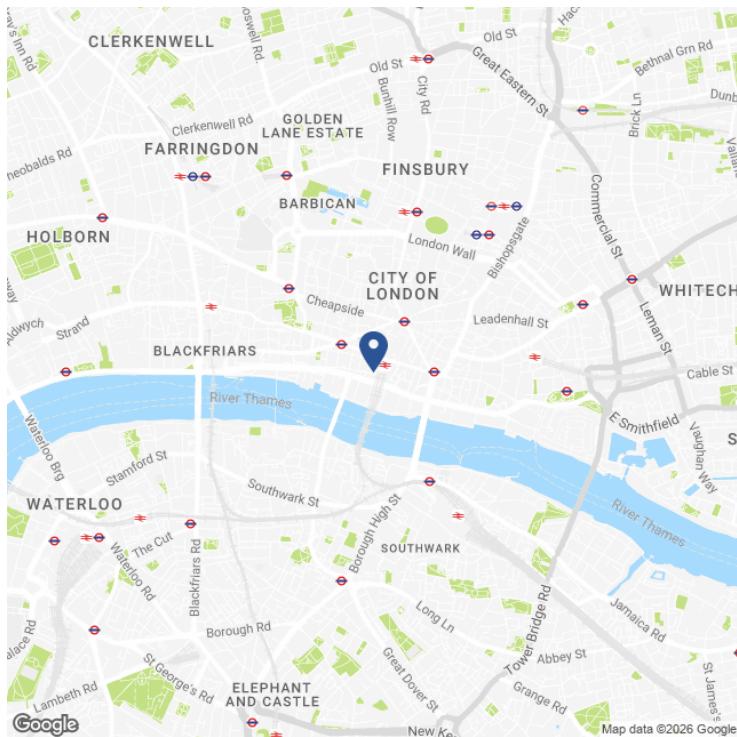


## SPECIFICATION

- Excellent natural light
- VRF air conditioning
- Manned reception
- Passenger lift
- Showers and cycle storage
- Male and female WCs on each floor

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
5TH - LET	2,245	209
2ND - AVAILABLE	2,504	233
<b>TOTAL</b>	<b>4,749</b>	<b>441</b>



## TENURE

**Lease:** New lease direct from the landlord.

**Guide Rent:** £72.50 per sq ft

**Rates Estimate:** £21.01 per sq ft

**Service Charge:** £21.79 per sq ft

**VAT:** Elected.

**EPC:** B

## CONTACT

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## FURTHER INFORMATION

