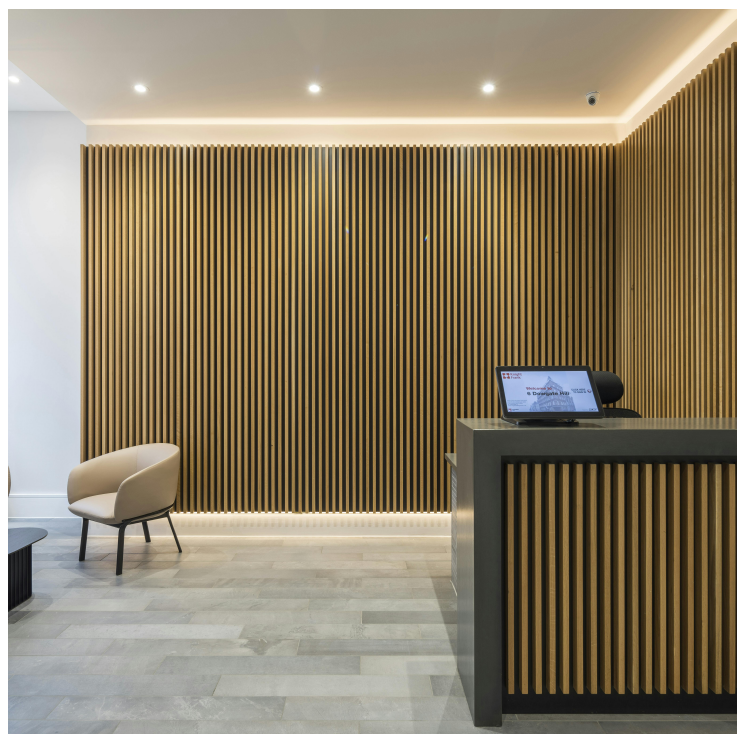


6 DOWGATE HILL
LONDON EC4R 2SU

2,245 - 4,749 SQ FT



DESCRIPTION

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

The 5th floor has undergone a comprehensive refurbishment to provide fully fitted and furnished accommodation comprising 26x open plan desks, 2x meeting rooms, 2x phone booths, soft seating welcome area, kitchen and breakout.

2nd floor available from July.

****Please note photos are currently of the previously let 1st floor pending completion photography****

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.

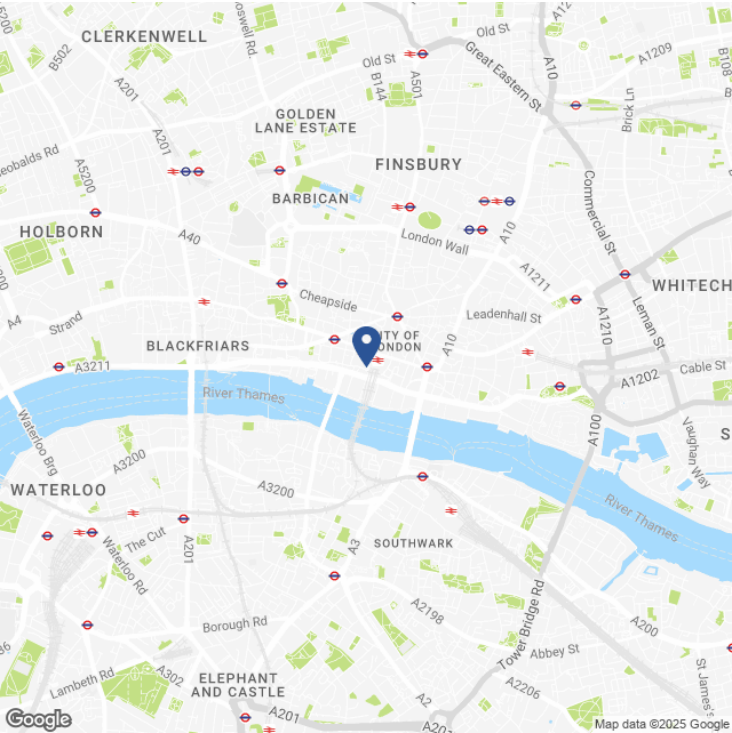


SPECIFICATION

- Newly refurbished and fitted out office space
- 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 | 2,245 | 209 |
| 2ND | 2,504 | 233 |
| TOTAL | 4,749 | 441 |



TENURE

- Lease:** New lease direct from the landlord.
- Guide Rent:** On Application
- Rates Estimate:**£21.01 per sq ft
- Service Charge:**£18.26 per sq ft
- VAT:** Elected.
- EPC:** B

CONTACT

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FURTHER INFORMATION



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