

39 EASTCHEAP  
LONDON EC3M 1DT

1,833 - 1,833 SQ FT



## DESCRIPTION

The duplex unit at 39 Eastcheap benefits from a south-facing private terrace.

The space has been newly refurbished and provides fully fitted workspace - two meeting rooms, 28 desks, kitchen and breakout spaces.

## LOCATION

This vibrant location offers occupiers an array of restaurants and bars including Eastcheap Estate locals, Blacklock, Black Sheep Coffee, Joe & The Juice and Simmons Bar. Leadenhall Market and Lloyd's of London are a short walk away.

Monument and Bank stations provide access to the Northern, Circle, District, Central, Waterloo & City and DLR lines. Fenchurch Street station provides access to the c2c network.

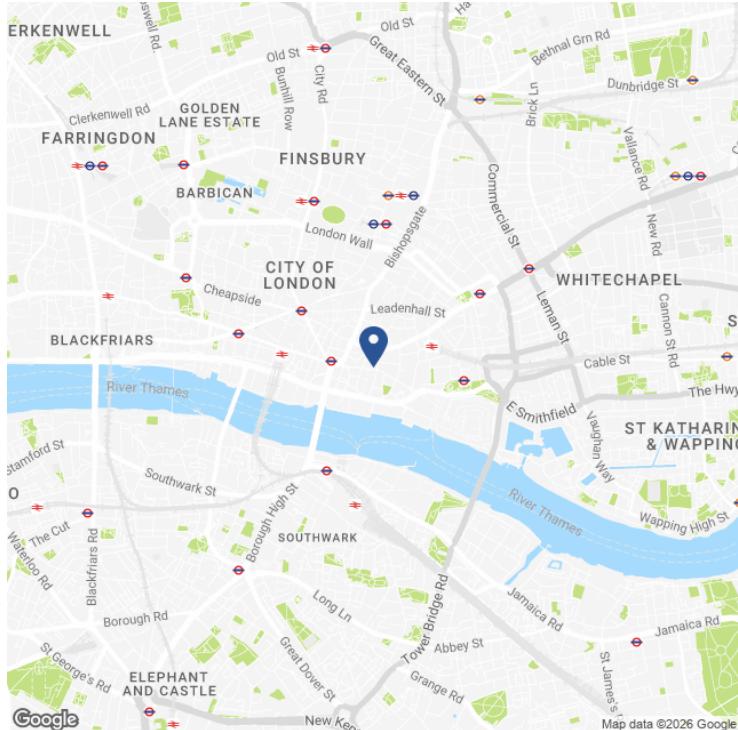
London Bridge station can be reached within a 10 minute walk.

## SPECIFICATION

- Private south facing terrace
- Fully fitted office space - two meeting rooms, 28 desks, kitchen and breakout spaces
- VRF air conditioning
- LED lighting
- Double glazed sash windows
- Demised WCs and shower
- 8 person passenger lift

## AVAILABLE ACCOMMODATION

| FLOOR                         | SQ FT | SQ M |
|-------------------------------|-------|------|
| 4TH & 5TH TERRACE - AVAILABLE | 1,833 | 170  |
| TOTAL                         | 1,833 | 170  |



## TENURE

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

**Guide Rent:** On Application

**Rates Estimate:** £22.21 per sq ft

**Service Charge:** £16.05 per sq ft

**VAT:** Elected.

**EPC:** B

## CONTACT

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## FURTHER INFORMATION