

11-13 Crosswall

TO LET



London, EC3N 2JY
Fully Refurbished CAT A + Offices



RENT
£45.00
(per sq ft pa excl.)



SERVICE CHARGE
£12.12
(per sq ft pa excl.)



RATES PAYABLE
£17.32
(per sq ft pa.)



EPC RATING
C

2,112 Sq Ft -
7,482 Sq Ft

192.2 Sq M -
695 Sq M





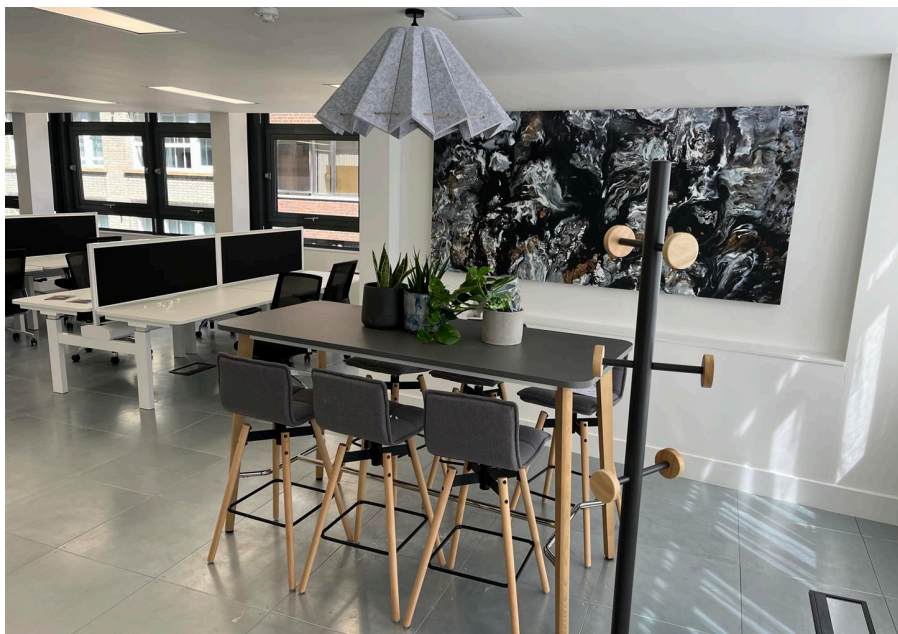
Location

Located just off the Minories, the building has excellent public transport links with Aldgate underground (Metropolitan, Circle and Hammersmith & City lines), Fenchurch Street (National Rail Services), Tower Hill (District, Circle) and Tower Gateway (DLR) all within easy walking distance.



Description

The entrance hall has been upgraded to include a feature wall. The second floor has been extensively refurbished, fitted out to open plan with meeting room and kitchenette and benefits from new air conditioning, new lighting and a new raised floor. The office space also enjoys excellent levels of natural light.



Amenities



Air Con



Passenger lift



Raised Floors



Reception



Suspended Ceiling



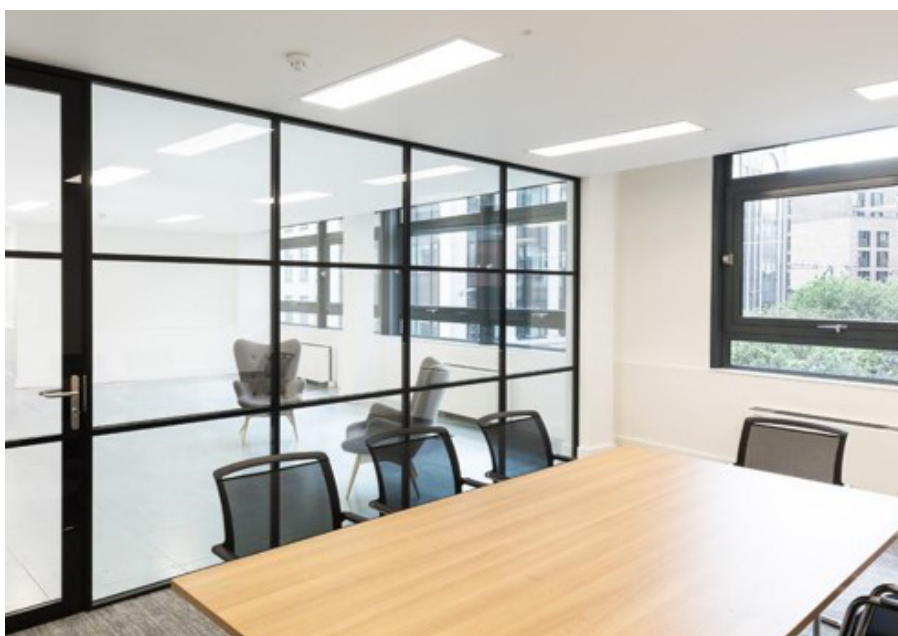
24 Hour Access



Fitted Out



End of Journey Facilities



Accommodation

The approximate Net Internal Area comprises:

Floor	Sq Ft	Sq M	Condition	Rent	Rates
Fourth	2,685	249.4	To be refurbished	£45.00* psf	£17.34 psf
Third	Let	Let	Let	Let	Let
Second	2,685	249.4	New CAT A +	£45.00 psf	£15.60 psf
Ground	Let	Let	Let	Let	Let
Lower Ground	2,112	196.2	To be refurbished	£27.00 psf	£7.79 psf



* CGI for indicative 4th floor purposes only.

→ **Further information**

Lease Terms

A new lease is available direct from the Landlord for a term by arrangement.

Quoting Rent

£45.00 psf pa excl (upper floors)

Business Rates

Est at £17.32 psf pa for the rating year April 2023 to April 2024. Parties are advised to make their own separate enquiries to the local rating authority.

Service Charge

The estimated on-account service charge is £12.12 psf pa excl Y/E 30 June 2023 (excluding electricity).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

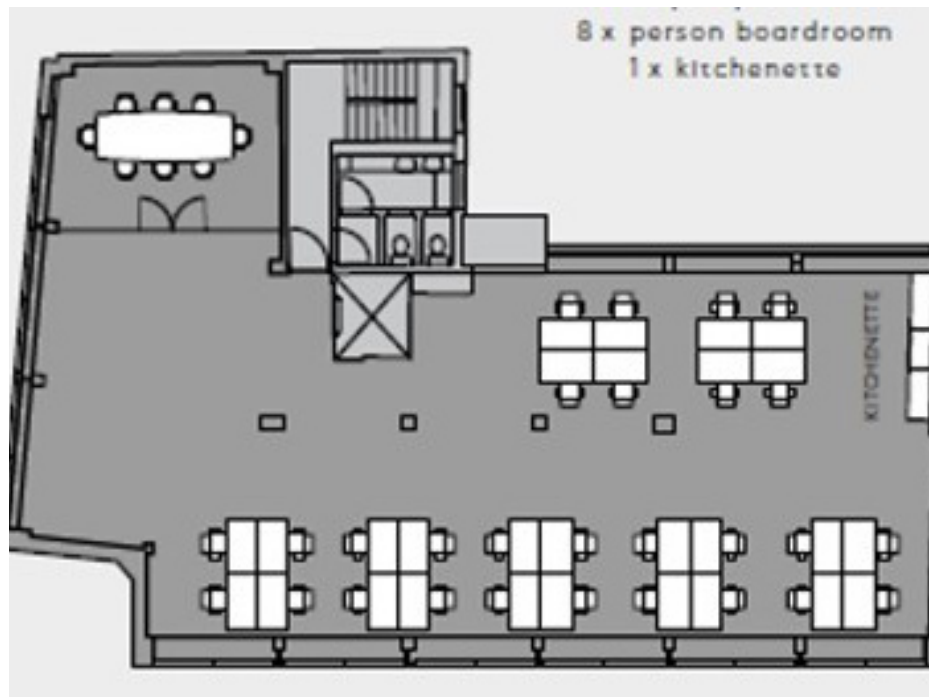
The EPC rating is C

VAT

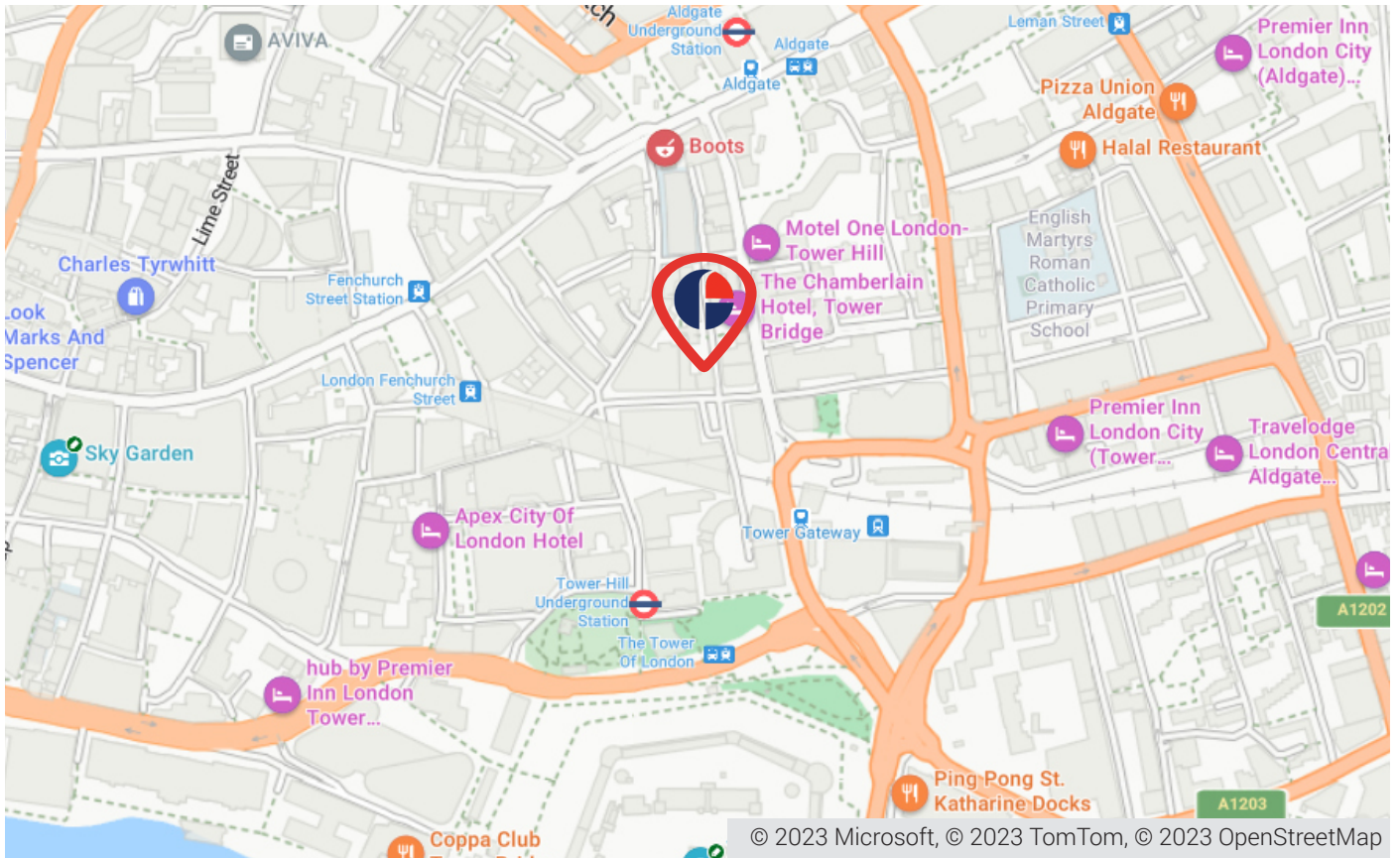
The property is elected for VAT and therefore payable on rent and service charge.

Viewings

Strictly by arrangement through joint sole agents Fisher German and Newton Perkins.



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Approximate Travel Distances



Locations

- Tower Gateway DLR Station - 3 min walk
- London Fenchurch Street Commuter Rail - 3 min walk
- Tower Hill Underground station - 4 min walk
- Aldgate Underground Station - 5 min walk
- London Liverpool Street Commuter Rail - 10 min walk
- Bank Underground Station - 13 min walk



Contact



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Joint Agents - Newton Perkins

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Particulars dated June 2023. Photographs dated Various.



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