

CLASS E UNIT TO LET

# 25 Fenchurch Avenue

London, EC3



**Savills London**

33 Margaret  
Street London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)



## Location

The area benefits from a high office density, in the heart of the City. The unit is located opposite Fen Court and the 40 Leadenhall development encompassing approximately 1.325m sq ft of new offices, restaurants and retail.

Nearby occupiers include **Pret, Red Lion Coffee Co., Mappin & Webb, Joseph Cheaney, Natwest, The Moniker** and **Roderick Charles**.

## Accommodation

The premises are available in a whiteboxed condition, and provide the following approximate net internal floor areas:

Ground Floor:	1,165 sq ft	108 sq m
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## Viewing & further information

Strictly by prior arrangement only with:

### Alasdair Scott

alsadair.scott@savills.com  
+44 (0) 7867 743 329

### David Bannister

david.bannister@savills.com  
+44 (0) 7974 756 759



## Rent

Upon application.

## Tenure

The premises are available by way of a new lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

The lease will be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

## Rates

Rateable Value (2023): £75,000

Rates Payable (2024/2025): £40,950

*The potential occupier may benefit from rates relief following the latest Government announcement.*

*Interested parties are advised to make their own enquiries to the local rating department. Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk)*

## Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

## Legal Costs

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

## EPC

A valid EPC for this property can be made available upon request.




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