

8,000 SQ FT LEISURE UNIT TO LET - CITY OF LONDON

55 Mark Lane

London, EC3R 7NE



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

The property is situated in the heart of the city, located within the Corn Exchange building and within a 3 minute walk to Fenchurch Street Station which receives footfall of over 16 million a year. There are a number of notable offices in close proximity, such as WeWork The Monument, Trust Pilot, Accenture and The Royal Town Planning Institute which provide a strong office demographic throughout the week.

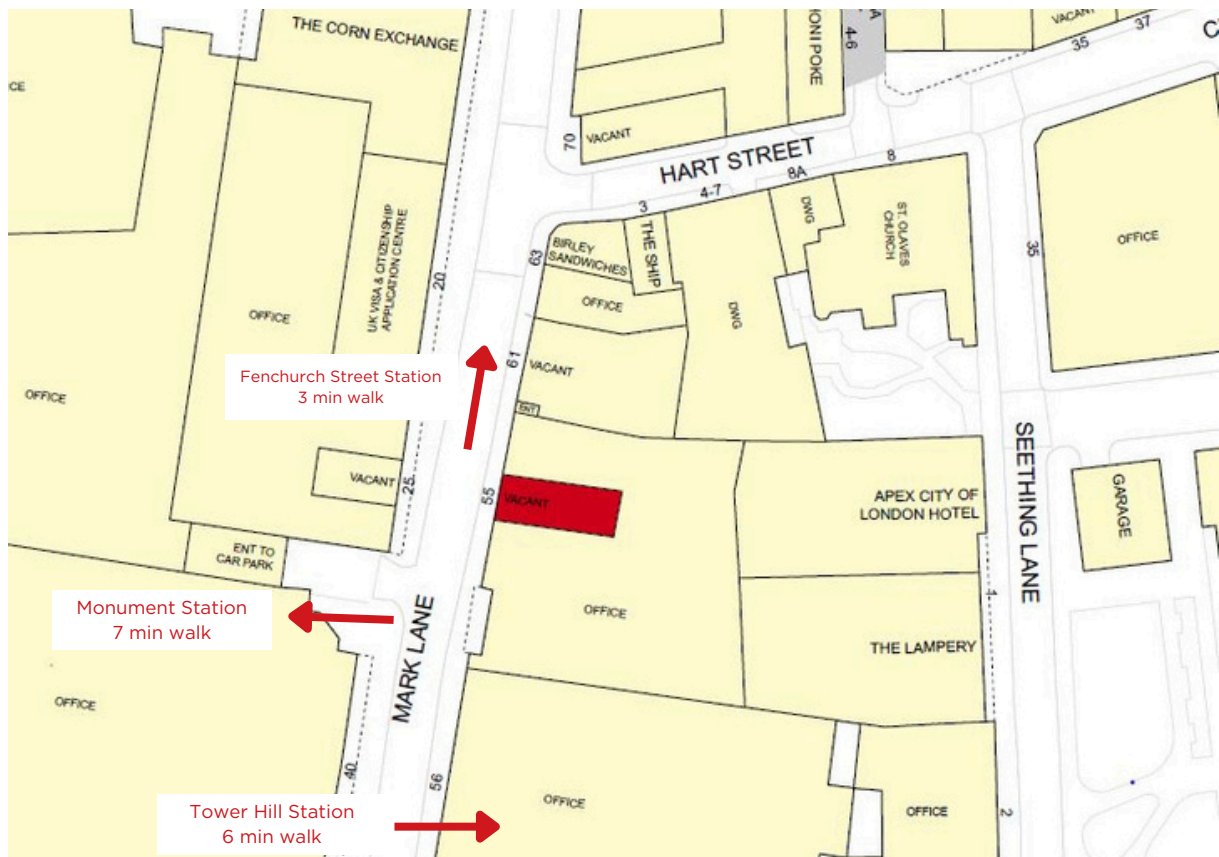
The premises benefits from nearby attractions including The Tower of London which caters to three million annual visitors. In addition, **The Sky Garden** has also welcomed over 1 million visitors in the past year. There is an attractive mix of additional commercial uses aimed at both office workers and visitors including: **Four Seasons, Novotel, BrewDog, Pizza Express, Wagamama, Honi Poke, Proud City, Itsu and a flagship Third Space.**

Accommodation

The unit is arranged over two basement areas, providing the following net floor areas:

Basement -1:	5,927 sq ft	550 sq m
Basement -2:	2,117 sq ft	196 sq m
Total:	8,044 sq ft	746 sq m

Ceiling Height : 2.8m to 4m



Viewing & further information

Strictly by prior arrangement only with:

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Rent

On application.

Service Charge

£26,171 per annum.

Tenure

New lease direct with the landlord.



Rates

Rateable Value:	£135,000
UBR (2024/2025):	£0.546
Rates Payable:	£73,710



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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