

Newly Refurbished CAT A+ Office 8 Eastcheap, EC3



Transport Links

- 400 ft from Monument
- 0.20 miles from Bank
- 0.30 miles from Fenchurch Street
- 0.60 miles from Liverpool Street

Lease

A new lease is available for a term until August 2028, direct from the Landlord, or lesser term with mutual break in August 2028.

Rates Payable (2024/25)

Estimated at £20.68 per sq ft.

However, all interested parties should make their own enquiries.

VAT

The building has been elected for VAT.

Accommodation

1 st Floor	7,016 sq. ft.	652 m ²	(CATB)
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Rent

£47.50 per sq. ft.

Service Charge

Estimated at £12.90 per sq ft.

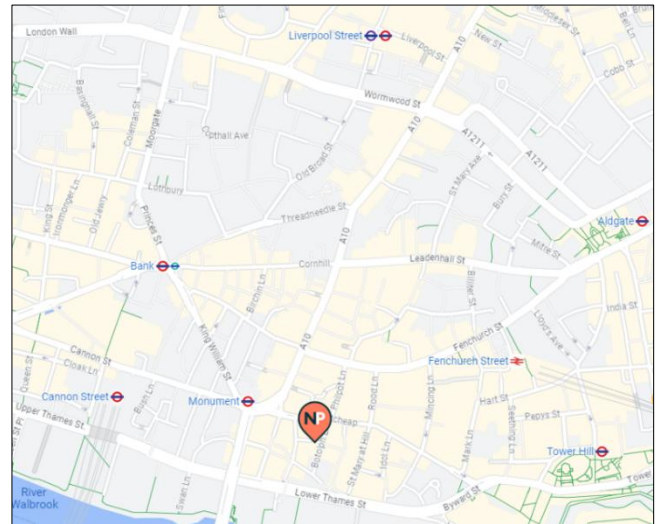
Amenities

- Newly refurbished CAT A+ floor
- Partially fitted and furnished
- New boardroom and meeting room provision
- Air conditioning
- New reception with soft seating and commissionaire
- End of trip facilities including: 1 6x bike racks, 1 2x lockers and 2x showers, including 1 x disabled shower
- LED lighting
- Raised floors
- EPC – B rating
- New Kitchen/Breakout Area

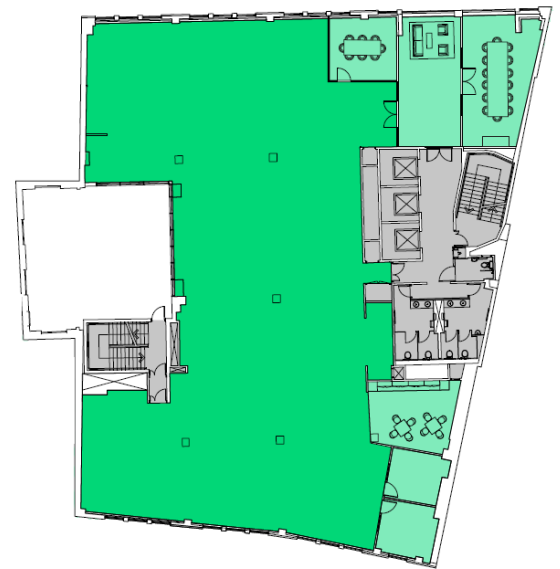
1st Floor – Kitchen



1st Floor – Open plan



1st Floor Layout



Newton Perkins

Nick Russell-Smith – 079 18 588 107
E-mail: nrs@newtonperkins.com

Harry Woods – 07884 602 870
E-mail: hw@newtonperkins.com

Leo Gough – 07546 695 724
E-mail: lg@newtonperkins.com

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

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