



## TO LET

995 TO 1,990 SQ FT  
(92.44 TO 184.88 SQ M)

£40.20 PER SQ FT

Smart A/C office floors to rent in this prestigious corner building on Eastcheap.

- Air Conditioning
- Central Heating
- Entryphone system
- Perimeter/underfloor trunking
- Passenger lift
- 24 hr access

## Summary

<b>Available Size</b>	995 to 1,990 sq ft
<b>Rent</b>	£40.20 per sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	£11.50 per sq ft To Y/E 25/12/25
<b>VAT</b>	Applicable
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

Each of the floors forms an L-shaped office, has excellent natural light and great views looking over Eastcheap.

5th floor - currently arranged to form a 6-person meeting room, reception area, 3-person office, two 1-person offices and an open plan area.

3rd floor - currently arranged in open plan with a large meeting room and fitted kitchenette.

## Location

The building is situated on the south side of Eastcheap near to St Mary At Hill and Lovat Lane, in the Heart of the City of London.

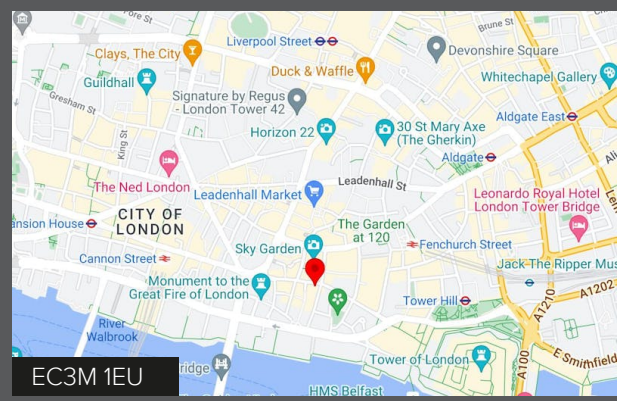
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	995	92.44	Available
4th	995	92.44	Let
3rd	995	92.44	Available
2nd	995	92.44	Under Offer
1st	995	92.44	Let
<b>Total</b>	<b>4,975</b>	<b>462.20</b>	

## Administration Fee

Lease/s are subject to a one off administration fee of £1,500 plus VAT



## Viewing & Further Information



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