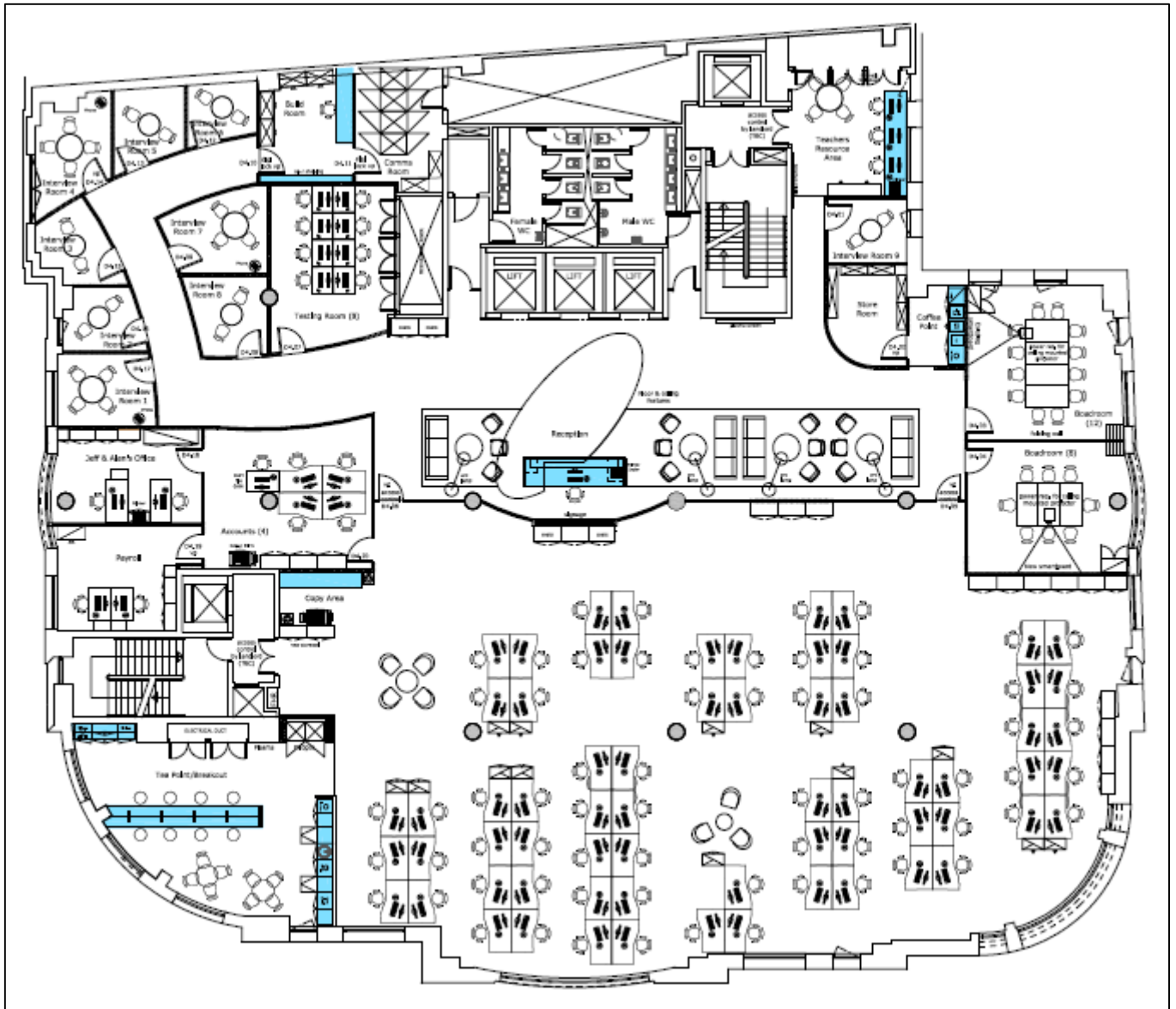


CAMOMILE COURT CAMOMILE STREET, LONDON, EC3

4th floor 10,779 sq ft

Fully fitted with front of house reception and meeting rooms
Midway between Liverpool Street and Lloyds

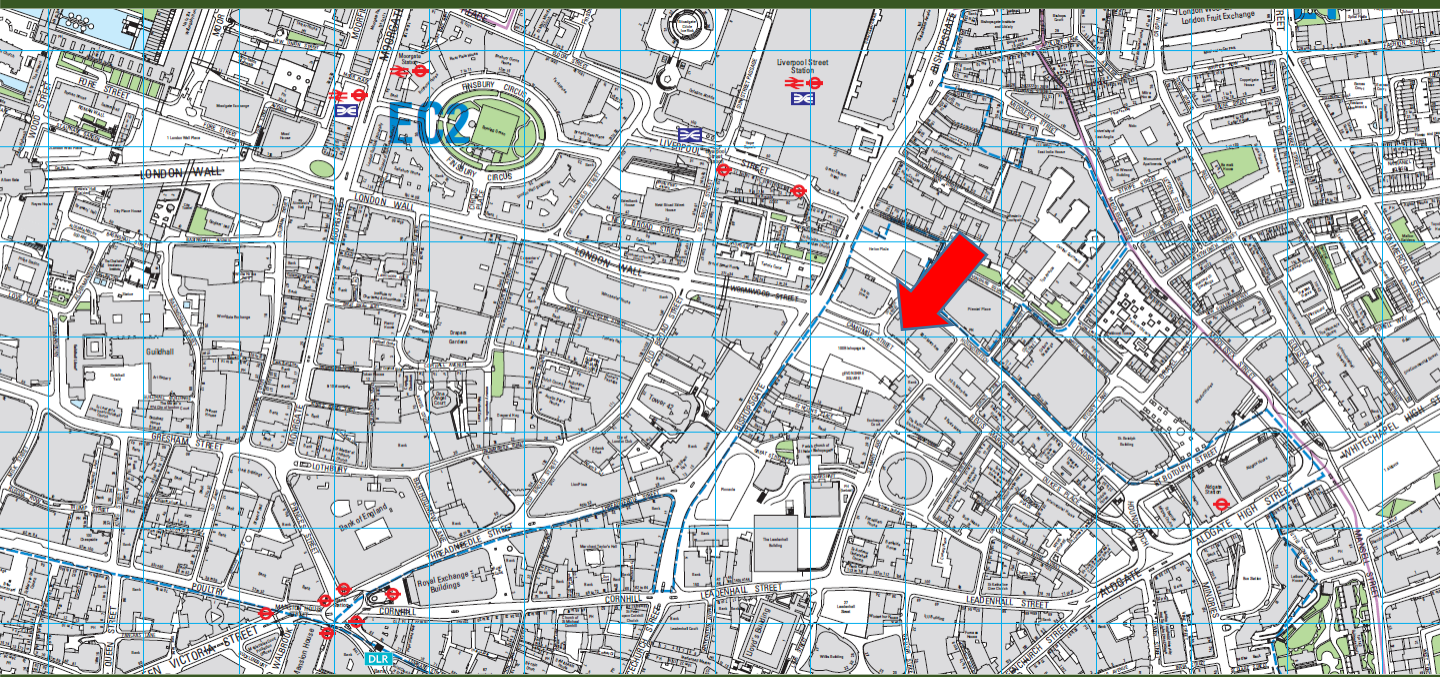




4th floor fit out plan - furniture now removed

Workstations	Open	Closed	Support
68 open	Tea point	Small meeting 6	Store room
9 closed	Collaboration	Medium meeting 3	Training room
	Breakout	Large meeting 2	Comms room
	Reception		Copy/print
	Waiting area		Build room





LOCATION

Situated adjacent to the Heron Tower directly overlooking the corner of Camomile Street and Bishopsgate, close to Liverpool Street Station and the many amenities at Broadgate, Devonshire Square and Spitalfields. Lloyds of London is also a short walk away.

ACCOMMODATION

The 4th floor is fully fitted with open plan space, kitchen/breakout, various sized meeting rooms and private booths. The front of house reception and meeting room suite is separated from the main open plan zone with a glass wall. Showers and bike spaces are available on the lower ground floor.

FLOOR	SIZE (SQ FT)
4 th	10,779

SPECIFICATION

- Fully fitted
- Four-pipe fan coil air conditioning
- Raised floors
- Floor to ceiling height of 2.75m
- Full height glazing on all 3 elevations
- 3 Passenger lifts
- Large manned reception with seating area
- Showers and bike spaces
- Male and female toilets on every floor

LEASE

New lease direct from the landlord for a term by arrangement.

RENT

Guide: £55 per sq ft

SERVICE CHARGE

£15.80 per sq ft (Est.)

BUSINESS RATES

Approximately £21.58 per sq ft

For further information, please contact:

Philip McKenna

020 7338 4847

philip.mckenna@realestate.bnpparibas

Tim Williams

020 7338 4848

tim.williams@realestate.bnpparibas

BNP Paribas Real Estate (City Office Leasing)

5 Aldermanbury Square, London EC2V 7BP

www.realestate.bnpparibas.co.uk

0207 338 4431

realestate.enquiries@bnpparibas.com

Joint agent: Savills



March 2021

www.realestate.bnpparibas.co.uk

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.