



QUALITY TO THE CORE...

Best in Class Office Accommodation Located on an Exclusive Private Estate. 4th Floor Available 'Plug and Play'.

3 St Helen's Place

EC3A 6AB

Office

TO LET

1,128 to 23,774 sq ft

(104.79 to 2,208.68 sq m)

- 6th floor let and 3rd under offer prior to completion
- Presigious arrival experience with double height reception
- High end shower and changing facilities with towel service
- Bicycle racks, charging points and lockers
- BREEAM 'Excellent' targeted
- 4th floor fully fitted to CAT B spec

Summary

Available Size	1,128 to 23,774 sq ft
Rent	Rent on Application
Rates Payable	£24 per sq ft (Per annum est.)
Service Charge	£14 per sq ft (Per annum est.) + Insurance at £1.50 psf pa
Estate Charge	N/A
EPC Rating	B (29)

Description

The entire building has been stripped back to the frame and retained façade. Every element has been refurbished to include the provision of entirely new services, including the air conditioning system and lifts. The retained façade has been restored. Internally a new mezzanine floor and double-height entrance with level access from the street have been created. Particular attention has been paid to features that address "post Covid" sensitivities, staff wellbeing and long-term sustainability agendas.

Each floor is being delivered to a Cat A+ condition with Kitchenettes installed on all floors. The 4th floor will be delivered 'plug and play' completing May 23. The 1st floor has an additional meeting room, and is data & small-power wired. The LG floor is 'shell and core'. A 'live' hyperoptic fibre is installed.

Location

Transport connectivity is excellent with the Elizabeth Line at Liverpool Street a 5 minutes walk away. Numerous underground and mainline stations are on the doorstep. Bank, Moorgate and Cannon Street are a short walk away, with bus and cycle routes passing along Bishopsgate.

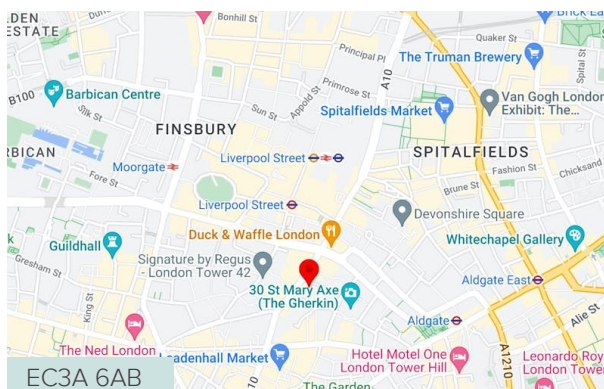
Accommodation

The accommodation comprises the following NIA:

Name	sq ft	sq m	Tenure	Availability
6th - with terrace	2,898	269.23	To let	Let
5th	3,392	315.13	To let	Available
4th	3,732	346.71	To let	Available
3rd	3,731	346.62	To let	Let
2nd	3,703	344.02	To let	Available
1st	3,720	345.60	To let	Available
Mezzanine - West	1,686	156.63	To let	Under Offer
Mezzanine - East	1,169	108.60	To let	Available
Ground - West	1,641	152.45	To let	Under Offer
Ground - East	1,128	104.79	To let	Available
Lower Ground	3,603	334.73	To let	Available
Total	30,403	2,824.51		

Terms

New leases are available direct from the landlord. VAT payable.



Viewing / further information

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NOTES: DO NOT SCALE FROM THIS DRAWING.

- THIS DRAWING REQUIRES:
- CLIENT APPROVAL
 - LANDLORD APPROVAL
 - BUILDING CONTROL APPROVAL
 - FIRE OFFICER APPROVAL
 - SUBJECT TO SITE SURVEY

REV	BY	DATE	DESCRIPTION
A	LV	01.03.22	FIRST ISSUE
B	LV	09.03.22	FIRST ISSUE
C	LV	09.03.22	REVISED AS PER DISCUSSION
D	LV	16.03.22	REVISED AS PER DISCUSSION
E	PM	19.08.22	FCU MODS
F	PM	15.12.22	UPDATED FOLLOWING DESIGN WORKSHOP

SPACE PLAN KEY

STUDWORK KEY

EXISTING PARTITION
DENOTED EXISTING CORE WALL OR PARTITION TO REMAIN

NEW PARTITION : RAISED FLOOR TO U/S OF CEILING
100MM - DOUBLE 12.5MM PLASTERBOARD TO BOTH SIDES OF A 48MM METAL STUD, 50MM ROCKWOOL INFILL.

NEW PARTITION : RAISED FLOOR TO U/S OF SLAB
100MM - DOUBLE 12.5MM PLASTERBOARD TO BOTH SIDES OF A 48MM METAL STUD, 50MM ROCKWOOL INFILL.

NEW PARTITION : SLAB TO SLAB
100MM - DOUBLE 12.5MM PLASTERBOARD TO BOTH SIDES OF A 48MM METAL STUD, 50MM ROCKWOOL INFILL.

LOW PARTITION
LOW LEVEL PARTITION - HEIGHT AS MARKED PARTITION TO INCLUDE STEEL POST SUPPORTS

GLAZING KEY

NEW STRUCTURAL GLAZING : G1
SILICON JOINTED FRAMELESS GLAZING

NEW STRUCTURAL GLAZING : G2
SILICON JOINTED FRAMELESS DOUBLE GLAZING

NEW ACOUSTIC GLAZING : G3
DETAILS TO BE CONFIRMED

NEW FEATURE GLAZING : G4
DETAILS TO BE CONFIRMED

DOORS KEY

SOLID DOOR
DOOR HEIGHTS TO BE CONFIRMED
S1-PANT S2-VENEER S3-LAMINATE

GLASS DOOR
DOOR HEIGHTS TO BE CONFIRMED
G1-GLASS/GLASS G2-FRAME/GLASS G3-FRAME/FRAME

FLOORING KEY

CARPET	TIMBER	VINYL	TILE
SPEC. TBC	SPEC. TBC	SPEC. TBC	SPEC. TBC

FURNITURE KEY

DESKING	EX
NEW FURNITURE	EXISTING FURNITURE RELOCATED



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CLIENT:
THE LEATHERSELLERS' COMPANY

SITE ADDRESS:
3 ST HELEN'S
SECOND FLOOR
LONDON, EC3

DRAWING TITLE:
SPACE PLAN

SCALE: 1:50@A1 DRAWN BY: PAUL MOISY DATE: 15.12.2022

JOB No.	TYPE	FLOOR	REV.
3060A	SP	02	F

CONSTRUCTION

SIGNED BY CLIENT..... DATE.....

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