

TO LET - OFFICE

# THE PENTHOUSE

The Monument Building, 11 Monument Street, EC3R 8JU



## Key Highlights

- 5,779 sq ft
- Private South Facing Roof Terrace
- Fully Refurbished Lift Lobby
- Manned Reception
- New Landlord CAT A+
- Fully Refurbished WC's
- EPC A
- 91 x Bike & Shower Facilities

SAVILLS City  
15 Finsbury Circus  
London EC2M 7EB  
**020 7499 8644**  
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## Description

The Landlord has just completed a brand new fully fitted and furnished office suite with private south facing roof terrace. The office has been fully fitted to include; 36 open-plan desks, 12 hot desks, 2 collaboration zones, 4 booths, expansive kitchen/breakout area, 2 x 6-person meeting room, 1 x 12-person meeting room, comms room, and a store.

Wider building amenities include; 91 bike racks, showers, lockers, manned reception, and a 900kVA back-up generator.

## Location

The Monument Building is located adjacent to the historic Monument to the Great Fire of London. The Monument Building is exceptionally well connected, situated on the doorstep of Monument Underground (and the new Bank underground) stations with numerous major transport hubs nearby, including Cannon Street, Bank, London Bridge, Fenchurch Street and Liverpool Street stations.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
9th - New Landlord CAT A+	5,779	536.89	Available
<b>Total</b>	<b>5,779</b>	<b>536.89</b>	

## Viewings

Strictly by appointment through either Savills, or joint agent TLG.

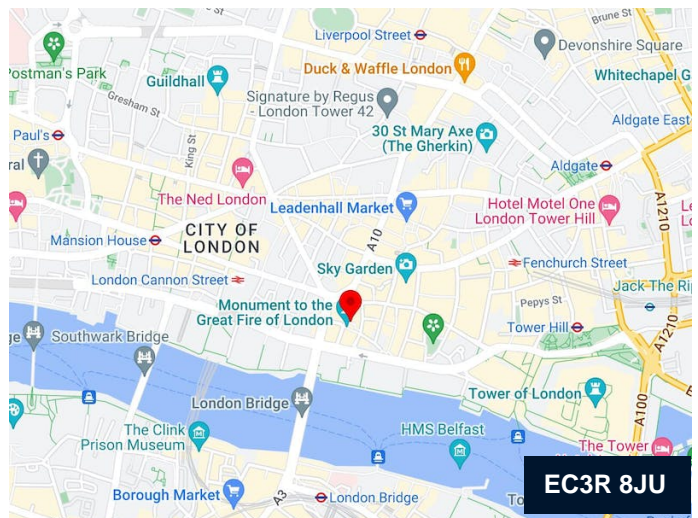
## Terms

A new lease is available from the Landlord for a term by arrangement.

Rent £90.00psf

Service Charge £13.27psf

Rates est.£25.00



## Contact

### Stuart Lawson

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### TLG (Joint Agent)

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FOR COMMENT	
A: APPROVED	<input type="checkbox"/>
B: APPROVED WITH COMMENT	<input type="checkbox"/>
C: INFORMATION	<input type="checkbox"/>
D: CONSTRUCTION	<input type="checkbox"/>
E: AS BUILT	<input type="checkbox"/>
CLIENT SIGNATURE: _____	

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**Standard Instructions**  
 A: All dimensions to be verified on site & any discrepancies on the drawings or divergence between drawings to be immediately reported to the Project Manager before putting the work concerned in hand, fabricating the work or preparing shop drawings.  
 B: Work to figured dimensions only (except where full size details are provided).  
 C: Do not vary any work shown on the drawings without obtaining prior approval from the project Manager or Designer.  
 D: Any additional information required should be requested from the Project Manager or Designer before commencement of work on site.

P5	RECEPTION DESK AND FOLDING WALLS ADDED	03.11.22	SG
P4	BANK OF DESK REMOVED	25.10.22	SG
P3	MEETING ROOMS SIZE ADJUSTED	11.10.22	SG
P2	1 X BANK OF DESKS ADDED	10.10.22	SG
P1	REVISED AS PER CLIENT COMMENTS	06.10.22	SG
-	DRAWING CREATED	20.09.22	SH

Revision	Description	Date	By
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Client Name:  
**MONUMENT BUILDING**

Project Address:  
**11-19 MONUMENT STREET  
 LONDON EC3R 6BR**

Drawing Title:  
**PROPOSED GA LAYOUT**

Drawing Scale:	Drawn By:	Date Created:
1:100	SG	20.09.22

Project Number	Floor Number	Drawing Type	Revision
3730	09	PGA	P5