

# To Let

Approx 490 - 1,110 sq ft  
(45.5 - 103.1 sq m)

Small Self Contained Suites



141-142 Fenchurch Street, EC3M 6BL

#### Location:

Close to the junction with Gracechurch Street in the heart of the insurance district, a short walk from Leadenhall Market and Lloyd's of London being convenient for Monument/Bank Underground and Fenchurch Street mainline.

#### Accommodation:

Self contained 4th & 7th Floor suites providing mainly open plan offices. The accommodation benefits from excellent natural light with north and south facing glazed elevations.

7th Floor	490 sq ft	45.5 sq m
4th Floor	620 sq ft	57.6 sq m
<b>Total</b>	<b>1,110 sq ft</b>	<b>103.1 sq m</b>

#### Amenities:

- Ceiling mounted Air Cooling/Heating
- Passenger Lift
- W.C's

#### Terms:

License by arrangement up to June 2017

#### Rent:

7th Floor	£25,000 pax*
4th Floor	£35,000 pax*

\* Figures are Inclusive of Service Charge

#### Business Rates:

7th Floor	£10.15 per sq ft
4th Floor	£12.35 per sq ft

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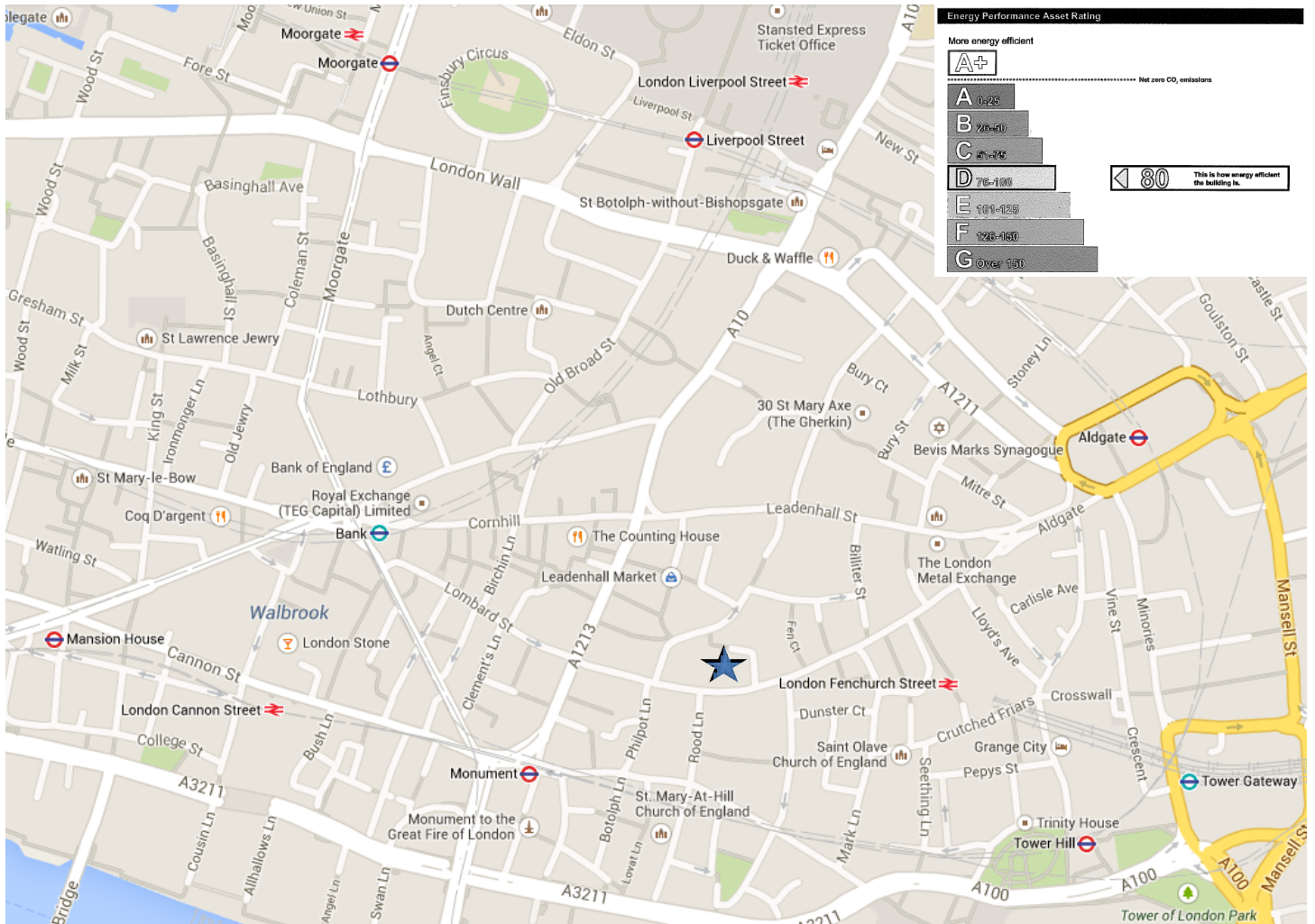
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**Matthews  
& Goodman**  
Property Advisers



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