

123 Cannon Street

London

EC4

1,295 sq ft
(120.30 sq m)
approx

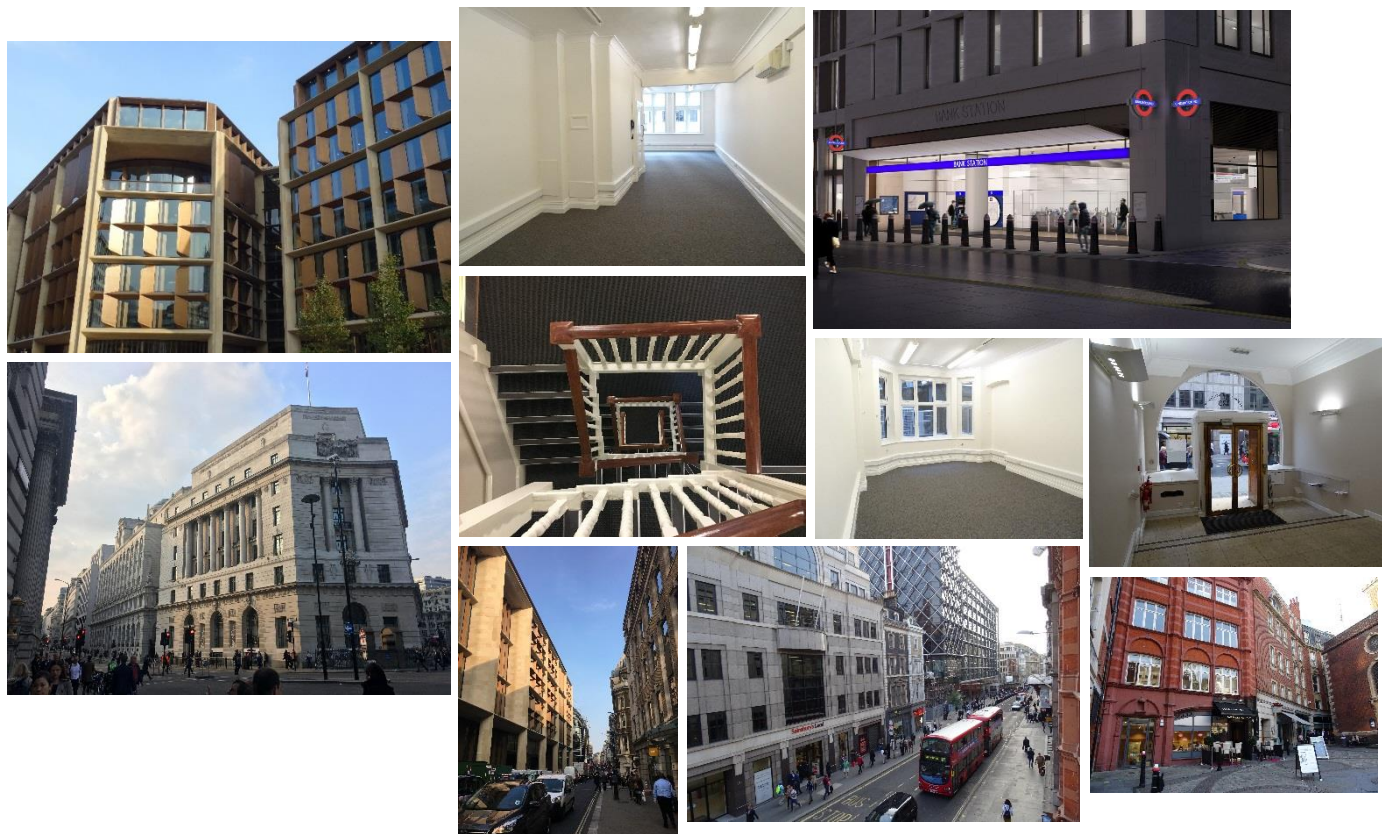


Refurbished offices in the heart of the City



Location

The building is located on the north side of Cannon Street between Cannon Street station and Monument (National Rail, Circle and District lines). Bank (Central, Northern, DLR, Waterloo and City lines) is within a short walk. The building is close to Bloomberg's European HQ development and adjacent to the new Bank station entrance will provide new retail destinations in 2018 and 2020 respectively.



Accommodation

The second floor comprises three separate areas which naturally separate into reception, meeting rooms, kitchen and main office area. The floor comprises of the approximate area:-

Floor	Size, sq ft (sq m) approx
Second Floor	1,295 sq ft (120.30 sq m)

Chartered Surveyors + Property Consultants

Misrepresentation Act: Kinney Green LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Kinney Green LLP has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.

Amenities

The office premises comprise a terrace of three buildings, originally warehouses, which are refurbished to a contemporary style with exposed columns, timber floors and benefits from the following:-

- Air Cooling
- Suspended Lighting
- Shower
- Good Natural Light
- Exceptional Floor to Ceiling Height
- Period Features
- Male and Female WCs

Lease

Available by way of a new lease for term by arrangement direct from the Landlord outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part II as amended.

EPC

Rating – D

VAT

The property is elected for VAT.

Possession

Immediate.

Rent, Rates and Service Charge

Floor	Rent	Rates 17/18 (per sq ft)	Service Charge (per sq ft)
Second	£65,000 pa	£11.65	£10.00

Viewings

Strictly by appointment through Sole Agents, Kinney Green.

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