

2 Seething Lane, London EC3

A New Grade A Office Scheme

2,347 - 17,053 sq ft (218 - 1,584 m²)



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Location

The property is located in the City of London, on the west side of Seething Lane with Fenchurch Street to the north and Mark Lane running adjacent to the west. The property is located opposite the Trinity Square Garden development.

The property is well connected, located in close proximity to Tower Hill (Circle and District lines) and Monument (Central and District lines) underground stations, Tower Gate station (DLR) and Fenchurch Street (National Rail) railway station.

Description

The office has undergone a comprehensive refurbishment to provide a modern Grade A office scheme with exposed services.

Floor	Area (sq ft)	Area (m ²)
7th	LET	
6th	LET	
5th	LET	
4th	3,943	366
3rd	LET	
2nd	3,911	363
1st	3,895	362
Grd	2,957	275
LG	2,347	218
Total	17,053	1,584

Lease

A new lease is available on a floor by floor basis for a term by arrangement, direct from the Freeholder.

Rent

Quoting from £59.50 per sq ft, with a premium for the upper floors.

Rates

Approx. £18.20 per sq ft on upper floors. Interested parties are advised to make their own enquiries.

Service Charge

Circa £10.10 per sq ft.

Energy Performance

TBC

For further information or
to arrange a viewing
please contact the
sole agents:

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06/20

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