

Offices To Let

24 Creechurch Lane
London
EC3

1st & 2nd Floor
3,770 - 7,953 sq. ft
(350 - 738 sq. m)

Highlights

- Reception to be remodelled
- Passenger lift
- Raised floors
- 24 hour access
- Air conditioning
- Impressive 5m ceiling height on 2nd floor
- Security system
- Storage space
- Yoga studio and gym on ground floor



Location

24 Creechurch is within a short walk from the iconic 'Gherkin' and the Lloyd's building, the property offers good transport links with Liverpool Street, Fenchurch Street, Bank, Monument and Aldgate stations all close by. In addition, it is near to the historic Leadenhall Market which has an abundance of restaurants.

Description

The property comprises an office building arranged over lower ground, ground and three upper floors with the contemporary yoga studio FLY LDN on the ground floor.

The available floors will offer bright open plan areas which benefit from impressive ceiling height.

The building benefits from a shower on the 1st floor. The 2nd floor is currently undergoing refurbishment and will provide a bright, open plan office plate with a generous 5m floor to ceiling height.

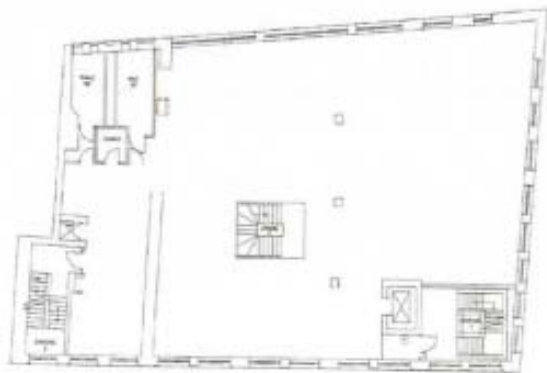
The 1st floor can be offered fitted out or on the same basis as above.

Accommodation

Floor	Sq Ft	Sq M
2nd	4,183	388.60
1st	3,770	350.23
TOTAL	7,953	738.83

Terms

A new lease direct from the Landlord.



Typical Upper Floor Plan

Rent

TBC

Rates

£8.64 per sq ft (est)

Service Charge

£11.00 per sq ft (est)

VAT

The property is elected for VAT purposes

EPC Rating

EPC Rating: TBC



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06 February 2019

Property ref: avisonyoung.co.uk/14862

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