

Refurbished Offices with B1/D1 Use Class

11/13 Crosswall, London, EC3



Transport Links

- 0.12 miles from Tower Hill
- 0.17 miles from Aldgate
- 0.20 miles from Fenchurch Street
- 0.43 miles from Monument

Lease

A new lease direct from the Landlord available on terms by arrangement.

Guide Rent

2nd & 3rd Floor – £45.00 per sq.ft

Ground Floor – £39.50 – £42.50 per sq.ft

VAT

The building HAS been elected for VAT

Accommodation

3 rd Floor	2,660 sq ft	247m ² (Available Q2 2021)
2 nd Floor	2,700 sq ft	251m ² (Available Q2 2021)
Ground*	2,676 sq ft	248m ² (Available Q2 2021)
TOTAL:	8,036 sq ft	746m²

*Ground Floor is self-contained with a private entrance

Rates Payable (2020/21)

Ground Floor – Estimated at £9.21 per sq.ft

2nd Floor – Estimated at £14.60 per sq.ft

However, all interested parties should make their own enquiries.

Service Charge

Estimated at £12.69 per sq.ft

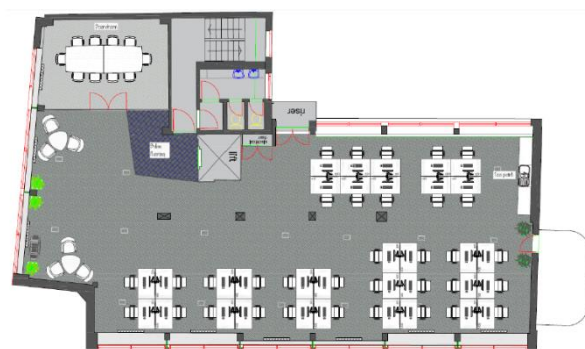
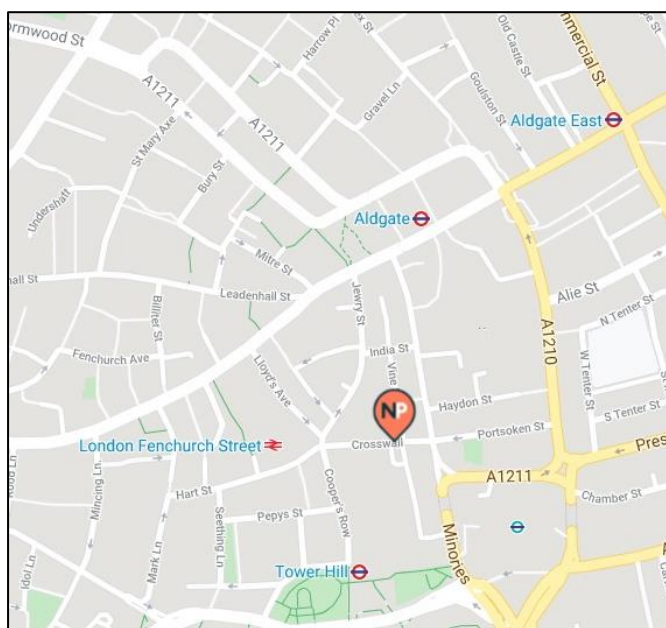
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Amenities

- 2nd Floor to be fully fitted out to provide a boardroom, kitchenette and open plan desking with cabling.
- Ground Floor to be refurbished to a CAT A Standard with its own private terrace.
- Flexible BI/DI Use Class
- New Suspended Ceilings
- New Raised Floors
- New LED Lighting
- New A/C System
- 8 x Person Passenger Lift
- Excellent Natural Light
- Manned Reception
- EPC Rating – C 75



Proposed Fit Out

Proposed 2nd Floor Space Plan

Newton Perkins

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Matthews & Goodman

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