

Cannongate House, 62-64 Cannon St

London EC4



7,724 sq ft

savills.co.uk

Location

Cannongate House is superbly located in the heart of the City core and only a short walk from Bank, Mansion House and Cannon Street stations. It is situated directly opposite the new Bloomberg Headquarters which incorporate extensive retail and leisure facilities together with landscaped public realm.

Description

The accommodation comprises well presented, CAT A and partially fitted offices.

Specification

- **CAT A 6th Floor**
- **Existing Fit Out 4th Floor**
- **Partial Landlord fit-out 2nd Floor**
- Air conditioning
- Raised floors
- Suspended ceilings
- Two passenger lifts
- Commissionaire
- Shower facilities

Accommodation

Floor	Spec	Area (sq ft)
6 th	CAT A	1,719
4 th	Existing fit out	2,947
2 nd	New partial fit out	3,058
Total		7,724



VAT

The property has been elected for VAT

Lease

A new lease direct from the landlord for a term by arrangement.

Quoting rent

P.O.A

Rates

£20.47 per sq ft

Service Charge

£11.51 per sq ft

Viewing - strictly by appointment through:-

James Gillett
Savills
020 7409 8961
jgillett@savills.com

Important Notice: Savills, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Floorplan – Typical Floor

