

Self-contained City Premises Suitable for Offices/D1

8 - 9 Talbot Court
London
EC3

Whole Building
2,029 sq. ft (188.5 sq. m)

Highlights

- Self-contained building
- Small office suites, suitable for alternative uses
- Recently refurbished
- Prime City location
- Perimeter trunking
- Pedestrianised street
- Efficient floor plates
- Passenger lift
- Phone/video access control
- Kitchenette in situ on the lower level
- Low rates payable



Location

The building is conveniently located between Fenchurch Street and Eastcheap on Talbot Court. The unit is circa 160 metres from Monument underground station and will be a similar distance the new Bank underground entrance. The building provides easy access to the financial and insurance service sectors and the surrounding area offers a variety of high end retailers and restaurants at Leadenhall Market.



Description

Talbot Court is arranged over basement, ground and three upper floors. The ground floor comprises of an entrance lobby with secure video entry, providing access to the lift and stairs, which services all floors.

The building comprises of small office suites, suitable for alternative uses. The floors currently provide two private offices on the upper floors and a Beauty Salon on the ground & first.

Accommodation

Floor	Sq Ft	Sq M
3rd	435	40.1
2nd	429	39.8
1st	428	39.8
Ground	445	41.3
Basement	292	27.1

Terms

New lease from Landlord

Rent

On application

Rates

£12.71 per sq. ft

Service Charge

TBC

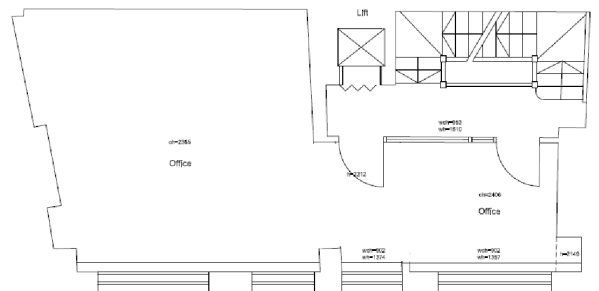
VAT

The property is elected for VAT purposes

EPC Rating

EPC Rating TBC

Floorplan



For further information or an appointment please contact:

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