

# 123 Cannon Street London EC4

550 – 2,009 sq ft  
(51.09 – 186.63  
sq m) approx



Refurbished  
offices in  
the heart of  
the City



## Location

The building is located on the north side of Cannon Street between Cannon Street station and Monument (National Rail, Circle and District lines). Bank (Central, Northern, DLR, Waterloo and City lines) is within a short walk. The building is close to Bloomberg's European HQ development and adjacent to the new Bank station entrance which will provide new retail destinations in 2018 and 2020 respectively.



## Accommodation

The floors comprise the approximate areas:

Floor	Size, sq ft (sq m)
Part Fifth	550 (51.09)
Fourth	1,459 (135.54)
<b>TOTAL</b>	<b>2,009 (186.63)</b>

## Amenities

- Air Cooling
- Suspended Lighting
- Shower
- Exceptional Floor to Ceiling Height
- Period Features
- Male and Female WC's

## Lease

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Available by way of a new lease(s) for terms by arrangement direct from the Landlord outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part II as amended.

## EPC

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Rating – D

## VAT

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The property is elected for VAT.

## Possession

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Immediate.

## Rents, Rates and Service Charge

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Floor	Rent (pa)	Rates (per sq ft) 19/20	Service Charge (per sq ft)
<b>Part Fifth</b>	£26,500	£13.68 est.	£10.00 est.
<b>Fourth</b>	£75,000	£17.42 est.	£10.00 est.

## Viewings

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Strictly by appointment through sole agents Kinney Green:

Kim White  
DDI: 020 7643 1506  
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Emma Burgess  
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Chartered Surveyors + Property Consultants

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