



Moretown 3, Thomas More Street, E1 Fully Fitted Out - 5th floor 19,841 sq ft

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| Property type | Offices |
| Tenure | To Let |
| Size | 19,841 sq ft |
| Rent | £39.43 per sq ft |

Key Points

- > Fully fitted Grade A floor
- > Air conditioned
- > c.2.8m ceiling heights with full height windows
- > Great views and superb natural daylight
- > Impressive staffed grd floor reception
- > Thriving office campus with events programme and street food market

Location

Moretown is located at the junction of Thomas More Street and East Smithfield. Tower Hill, Tower Gateway, Aldgate and Aldgate East (District, Circle, Hammersmith & City and Metropolitan Lines and the DLR) are all within a short walking distance.

Moretown comprises 6 buildings providing c.570,000 sq ft of office space. In addition to the eclectic mix of existing food offerings on its doorstep, further operators are arriving soon in the shape of Benugo, Wahaca and Beboz, all providing occupiers with an exciting variety of culinary choice. In addition Moretown hosts a weekly food market for those looking for more adventurous and exotic flavours.

Description

3 Moretown holds a commanding position in the centre of a fast emerging commercial community. Gensler Architects have just taken all but one of the floors in 6 Moretown which the landlord has redeveloped into a best in class office building with stunning glass apron.

Accommodation

The floor has been fitted out to a high specification by our client, offering a mixture of private offices and meeting room areas, built with start of the art booking technology, together with open areas, all flooded with superb natural light and views across London and the River.

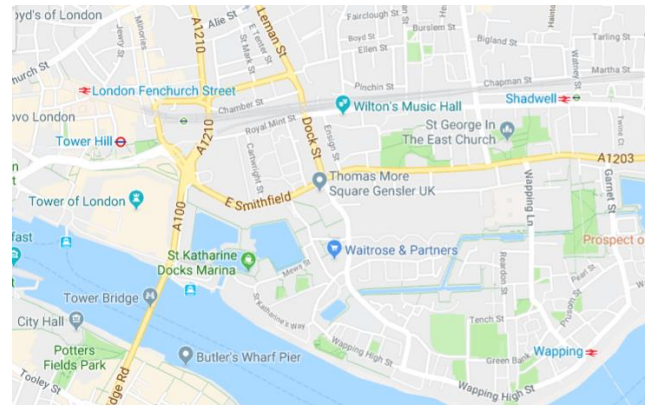
Terms

An effective FR&I lease for a term to expire 30th June 2030, subject to rent review on 1st July, 2020 and 2025, on a 'contracted-in' basis.

There is a tenant only option to determine 1st July 2026. If this is not served an rent free period of 6 months will be granted. The passing rent is £782,496 pax. My client will pay a market reverse premium on an assignment.

Or

A new lease can be made available directly from the landlord on terms to be agreed.



Energy Performance Rating

TBC

Business Rates

Approximately £13.00 per sq ft

Service Charge

Approximately £11.00 per sq ft

Viewing & Further Information

Megan Carr

020 7758 3287

megacarr@ashwelllondon.com

Ash Sharma

020 7758 3285

ash@ashwelllondon.com

or visit:

ashwelllondon.com

March 2019