

Ocean House, 22 Cousin Lane, EC4

Fully fitted Riverside office space with panoramic views

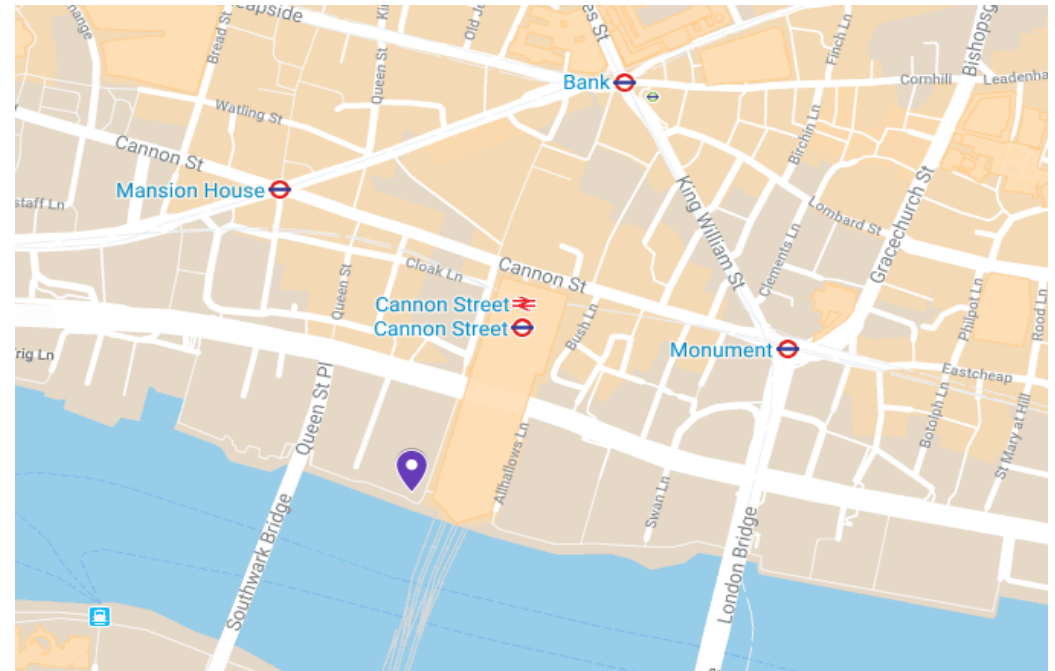
915 sq ft - 4,605 sq ft



LOCATION

Ocean House overlooks the River Thames on Cousin Lane. The property has excellent transport links via Cannon Street, Bank, Monument and Mansion House train stations.

Cousin Lane offers direct access to the River Walkway and benefits from a large Nuffield Fitness and Wellbeing gym and various riverside amenities. Bloomberg Arcade is situated 200m to the north with a range of restaurants and bars.



CONTACT US

By appointment through sole agents:-

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DESCRIPTION

This self contained office building is arranged over 5 floors overlooking the River Thames. All floors benefit from River views and have excellent natural light. The floors are available **on a floor by floor** basis by way of a sub-lease(s) or by assignment of **the whole**.

AVAILABILITY

FLOOR	SQ FT	SQ M	STATUS
4 th	915	85	Available
3 rd	1010	94	Available
2 nd	1010	94	Available
1 st	985	91	Available
Ground	685	64	Available
Total	4,605	428	

TERM: A new sublease(s) is available on a floor by floor basis for a term to February 2022 (without security of tenure) or a longer lease for a term(s) by arrangement directly from the Landlord.

The building is also available by assignment of the whole (**with** security of tenure) to February 2022 off an annual passing rent of £213,000.

RENT: £42.50psf on a sub-lease(s) (longer lease rent TBC)

RATES: £18.41 per sq ft p.a (20/21 est.)

S/CHARGE: £10:00 per sq ft (est.)

VAT: This property is elected for VAT

EPC: (Full EPC available on request)

AMENITIES

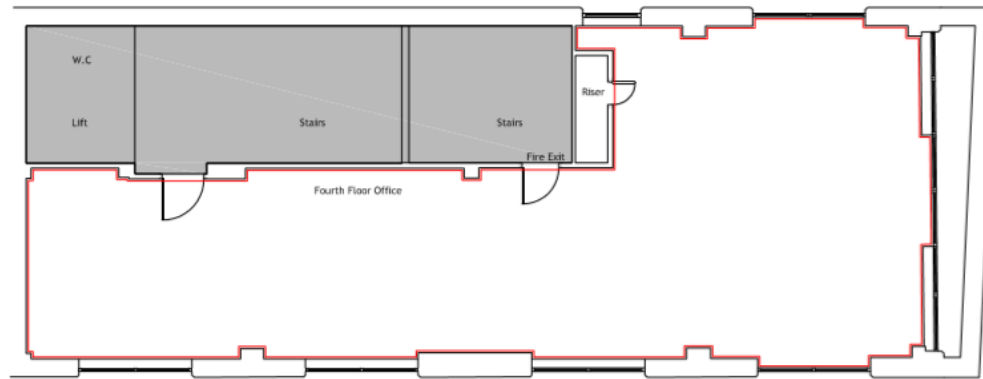
- Fully fitted offices
- 4th floor terrace overlooking the river
- Excellent natural light with full height windows
- Suspended ceiling with integral LG7 lighting
- Fully fitted kitchenette and break out area on ground floor
- 3 no. x meeting rooms on 4th floor
- Raised floors with carpeting
- Air conditioning
- Fibre connection
- Shower facility
- 1x Passenger lift



FLOOR PLANS

COUSIN LANE

LOWER THAMES STREET

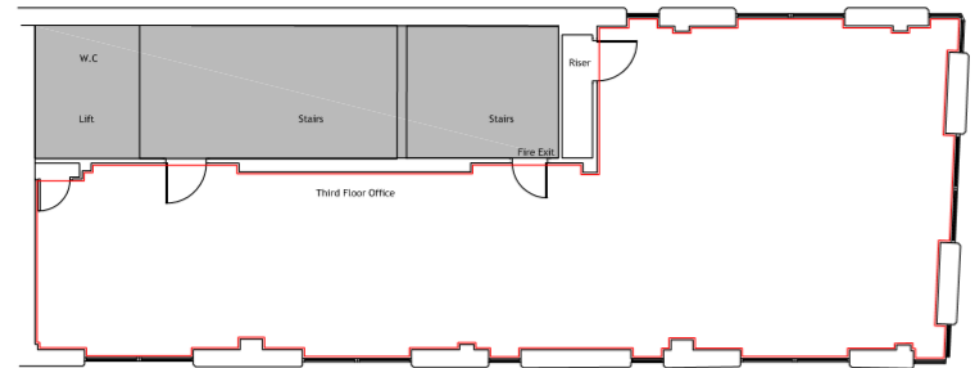


RIVER THAMES

*indicative floor plan of the 4th floor

COUSIN LANE

HAMES STREET

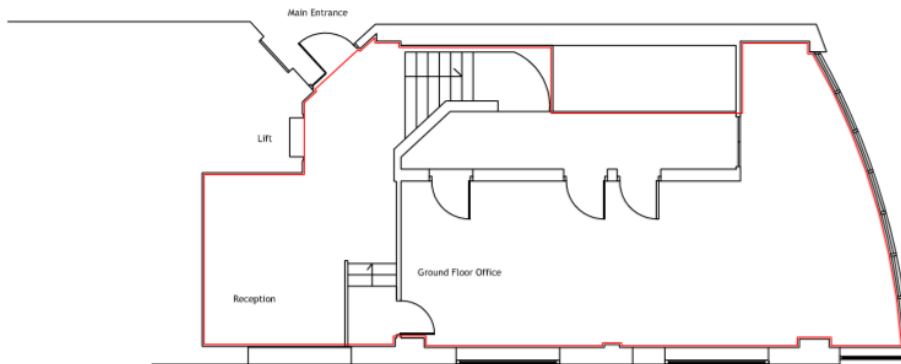


RIVER THAMES

*indicative floor plan of the 1st – 3rd floors

COUSIN LANE

RIVER THAMES



*indicative floor plan of the ground floor

+44 (0) 20 3713 1950

Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on www.commercialleasecode.co.uk

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