



AVAILABLE TO LET

55 Mark Lane, EC3

55 Mark Lane, London, Greater London EC3R 7NE



**BNP PARIBAS
REAL ESTATE**

Office for rent, 8,089 sq ft, £55.00 psf (Quoting)

To request a viewing call us on 0207 338 4431

For more information visit <https://realla.co/m/30547-55-mark-lane-ec3-55-mark-lane>

Harvey James
harvey.james@realestate.bnpparibas

Oliver Quereshi
oliver.quereshi@realestate.bnpparibas

55 Mark Lane, EC3

55 Mark Lane, London, Greater London EC3R 7NE

To request a viewing call us on 0207 338 4431



Fully Fitted and Furnished; Plug & Play 2nd Floor, 8,089 sq ft

55 Mark Lane occupies a prominent position in the City of London insurance district. With a larger impressive entrance and an imposing façade, the property offers efficient and flexible office accommodation over the 2nd floor.

The property is well connected, with Tower Hill and Monument Underground Stations being only a 5 minute walk from the property. Additionally, Fenchurch Street Stations, providing access to the national rail network, is also only 5 minutes from the property.

Highlights

- Impressive Reception
- Fully Furnished and Wired
- Break Out Zone
- Air Conditioning
- Raised Floors
- Kitchen
- Showers and Bike Storage
- Car Parking
- EPC Rating: D

Property details

Rent	£55.00 psf (Quoting)
Building type	Office
Secondary classes	B1
Size	8,089 sq ft
VAT charges	The building is VAT elected

Lease details Assignment for a term expiring 24/04/2026, with a rent review 25/04/2021 and a tenant only break option at 25/04/2021 on 3 months notice. Passing Rent: £445,000

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Planning usage	Status
Part 2nd (North)	8,089	£55.00	£9.00	£13.78	£629,162.42	B1	Available

* All sizes NIA

More information

[Visit microsite](#)

<https://realla.co/m/30547-55-mark-lane-ec3-55-mark-lane>

Contact us

BNP Paribas RE (City Office Leasing)
5 Aldermanbury Square, London EC2V 7BP

www.realestate.bnpparibas.co.uk

☎ 0207 338 4431

✉ realestate.enquiries@bnpparibas.com

in [linkedin.com/company-beta/963211/?pathWildcard=963211](https://www.linkedin.com/company-beta/963211/?pathWildcard=963211)

🐦 @BNPPRE_UK

Harvey James

BNP Paribas RE

☎ 0207 338 4308

✉ harvey.james@realestate.bnpparibas

Oliver Quereshi

BNP Paribas RE

☎ 020 7338 4494

✉ oliver.quereshi@realestate.bnpparibas

Philip McKenna

BNP Paribas RE

☎ +44 20 7397 8225

✉ philip.mckenna@realestate.bnpparibas

Quote reference: RENT-30221

07/06/2018 Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.