

Offices To Let

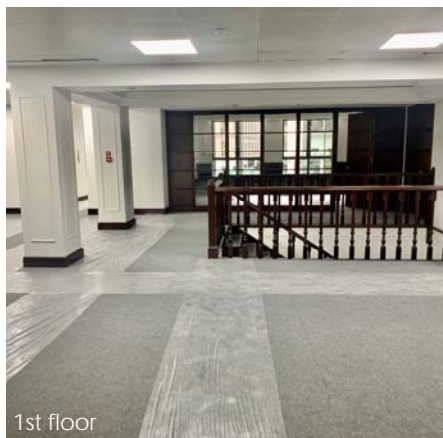
24 Creechurch Lane
London
EC3

3 floors to let
920 - 8,873 sq. ft
(85.5 - 824.3 sq. m)



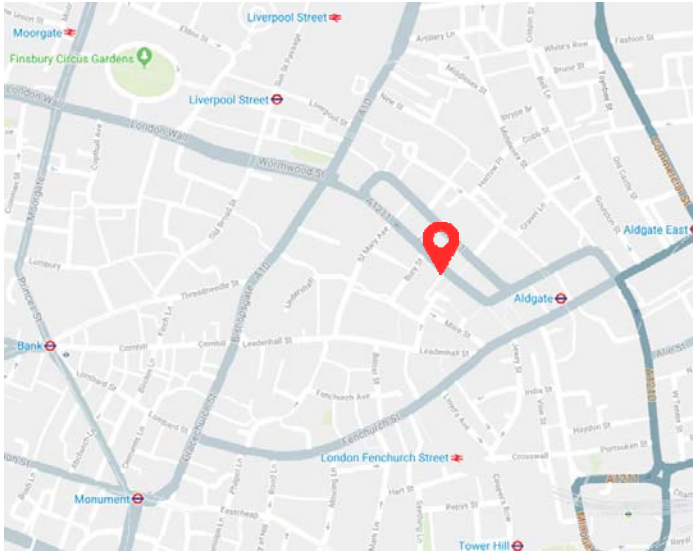
Highlights

- Remodelled reception
- 2nd floor shell & core
- 1st floor fitted space
- Passenger lift
- Raised floor (1st & 3rd))
- Air conditioning (1st & 3rd))
- 2nd floor 5m floor to ceiling
- Yoga studio and gym on ground floor
- Close proximity to Aldgate & Insurance markets



Location

24 Creechurch is located within a short walk from the iconic 'Gherkin' and Lloyd's buildings as well as being a short walk from Aldgate. The property offers good transport links with Liverpool Street, Fenchurch Street, Bank, Monument and Aldgate stations all close by. In addition, it is near to the Leadenhall Market and Whitechapel both an abundance of restaurants. The immediate environment is complimented by the neighbouring 1 Creechurch Place



Description

The property comprises an office building arranged over lower ground, ground and three upper floors with the contemporary yoga studio FLY LDN on the ground floor.

The first floor is currently fitted out with 5 meeting rooms and a board room. The toilets are currently being refurbished.

The second floor is available in a shell and core condition and benefits from a generous 5m floor to ceiling height. The 3rd floor is in a second hand fitted condition.

Accommodation

| Floor | Sq Ft | Sq M |
|----------|-------|-------|
| Part 3rd | 920 | 85.5 |
| 2nd | 4,183 | 388.6 |
| 1st | 3,770 | 350.2 |

Terms

A new lease direct from the Landlord

VAT

The property is elected for VAT purposes

Rent

2nd floor — £35.00 per sq ft

1st & 3rd floors — £39.00 per sq ft

Rates

£18.94 per sq. ft (1st floor), £14.94 per sq. ft (2nd floor)

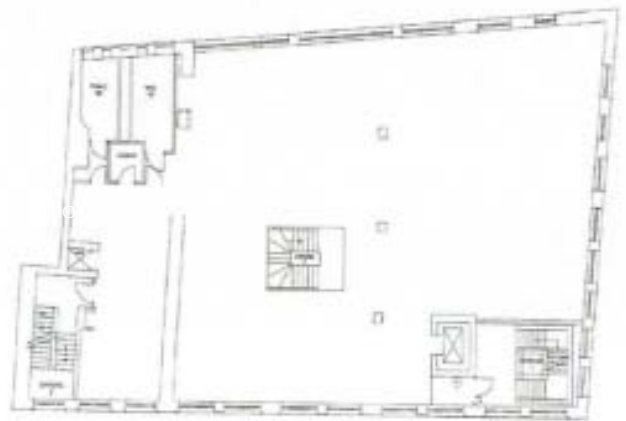
Service Charge

£11.00 per sq ft

EPC Rating

EPC Rating: TBC

Floorplan



1st Floor

For further information or appointment please contacts:

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