

## Offices To Let

**100 Fenchurch Street, London EC3**

**2,208 sq ft**



### LOCATION

The building is located on Fenchurch Street in the hub of the insurance district and benefits from close proximity to Lloyd's of London as well as the shops, cafes and restaurants on Fenchurch Street and Leadenhall Market. Bank, Monument, Fenchurch Street, Tower Hill and Aldgate stations provide extensive underground and mainline connections.

### ACCOMMODATION

5 <sup>th</sup> Floor	2,208 sq ft	205 m <sup>2</sup>
<u>Basement</u>	<u>81 sq ft</u>	<u>8 m<sup>2</sup></u>
<b>Total</b>	<b>2,289 sq ft</b>	<b>213 m<sup>2</sup></b>

### LEASE

A new lease for a term by arrangement, direct from the landlord, outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954, Part II (as amended).

### RENT

£29.50 per sq ft, exclusive.

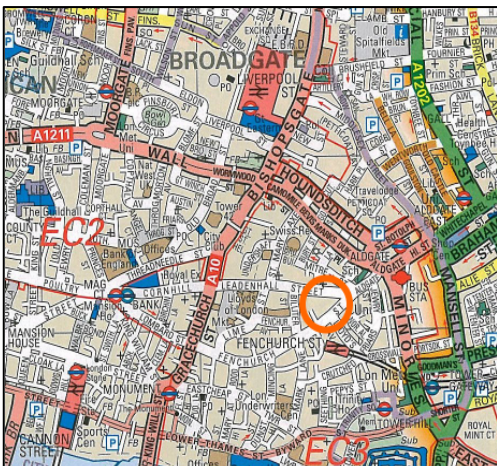
### VAT

The building has been elected for VAT.

### RATES PAYABLE

Estimated at £11.13 per sq ft (2012/13).

However, all interested parties should make their own enquiries.



**+44(0)20 7456 0700**  
**newtonperkins.com**

Newton Perkins LLP

Peek House, 20 Eastcheap, London EC3M 1NP

## AMENITIES

- Air Conditioning
- Suspended Ceilings
- Fully Accessible Raised Floors
- Passenger Lift
- Reception
- 24 Hour Access

## SERVICE CHARGE

Estimated at £10.00 per sq ft.

## POSSESSION

On completion of legal formalities or earlier by arrangement.

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

## VIEWING

Strictly by appointment through joint agents:-

## NEWTON PERKINS

**Jonathan Beilin - 020 7456 0727**

e-mail: [jb@newtonperkins.com](mailto:jb@newtonperkins.com)

**Chris Sutcliffe - 020 7456 0706**

e-mail: [crs@newtonperkins.com](mailto:crs@newtonperkins.com)

## DTZ

**Alistair Brown – 020 3296 2007**

e-mail: [alistair.brown@dtz.com](mailto:alistair.brown@dtz.com)

**Chris Halliwell – 020 3296 2010**

e-mail: [chris.halliwell@dtz.com](mailto:chris.halliwell@dtz.com)

All negotiations to be subject to contract and satisfactory references

### MISREPRESENTATION ACT 1967

Newton Perkins for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each them; (3) No persons in the employment of Newton Perkins has any authority to make or give any representation or warranty whatsoever in relation to this property.

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