

# 2 Seething Lane, EC3

From 2,088 sq ft to 30,935 sq ft

## Newly Refurbished Offices to Let

### SUBJECT TO CONTRACT

#### Location

The building is located in the City of London, on the west side of Seething Lane with Fenchurch Street to the north and Mark Lane running adjacent to the west. The property is located opposite the Trinity Square Garden development.

Seething Lane is well connected, located in close proximity to Tower Hill (Circle and District lines) and Monument (Circle and District lines) underground stations, Tower Gateway station (DLR) and Fenchurch Street (National Rail) railway station.

#### Description

Originally constructed in 1859, the Grade II listed building was developed behind the retained Victorian façade in 1990.

Currently undergoing a refurbishment, the property will comprise of 30,935 sq ft of Grade A office accommodation arranged over lower ground, ground and seven upper floors ready in March 2019. The creation of the additional 7<sup>th</sup> floor will provide a 'glass box' style office with outstanding views of Tower Bridge and the Tower of London.

#### Amenities

- Currently undergoing a full CAT A refurbishment
- Newly refurbished reception and entrance
- New VRF air conditioning system
- New LED lighting
- New raised floors
- Terrace on the 7<sup>th</sup> floor
- x2 passenger lifts
- 24 hour access
- Bicycle racks and shower facilities

#### Viewing

Viewing strictly by appointment through Cushman & Wakefield or through our joint agents Crossland Otter Hunt.

#### Lease

New leases available direct from the Landlord.

#### Availability

Available in March 2019



Floor	Area (sq ft)	Area (sq m)
7 <sup>th</sup>	2,088	194
6 <sup>th</sup>	3,627	337
5 <sup>th</sup>	3,993	371
4 <sup>th</sup>	3,993	371
3 <sup>rd</sup>	3,983	370
2 <sup>nd</sup>	3,972	369
1 <sup>st</sup>	3,972	369
Ground	2,939	273
Lower Ground	2,368	220
<b>Total</b>	<b>30,935</b>	<b>2,874</b>

Costs	Per sq ft exclusive
Rent	Upon application
Rates	TBC
Service charge	TBC

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For more information, contact:

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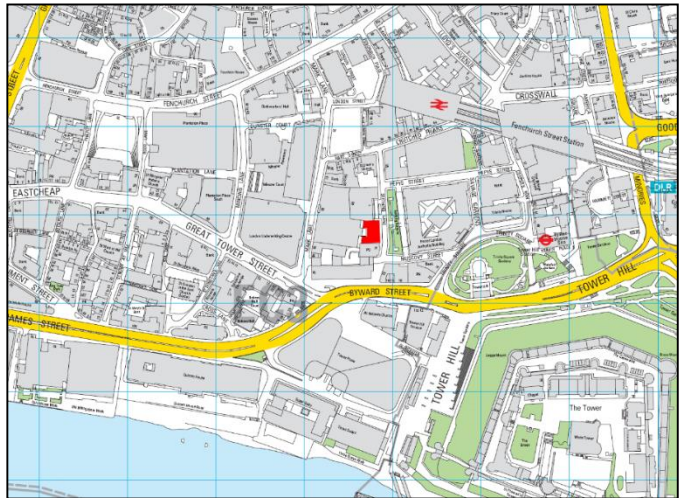
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**EPC Rating – To be confirmed**

**Location Map**



**Building CGI's**



**Typical Floor Plan**

