

Short Term, Fitted Offices To Let

Fountain House, 130 Fenchurch Street, London, EC3
2nd Floor – 7,992 sq ft (743m²)



Location

Situated in the heart of the City's insurance district, Fountain House is ideally located between Lloyd's of London and can be accessed from Fenchurch Street, Cullum Street or Fen Court.

Bank, Monument, Fenchurch Street, Liverpool Street, Cannon Street and London Bridge Stations provide extensive underground and mainline connections.

Lease

Long and short term leases available for a term until 24th December 2021 subject to a mutual rolling break from 24th June 2021. The lease will be granted outside the security of tenure and compensation provisions of the Landlord & Tenant Act, 1954 Part II (as amended).

Accommodation

Floor	Sq Ft	Sq M	
2 nd Floor	7,992 sq ft	743m ²	(Available 05.04.20)

Rent

£20.00 per sq.ft

Rates Payable (2020/21)

Estimated at £13.65 per sq.ft

However, all interested parties should make their own enquiries.

Amenities

- Fitted Out
- VRF Air Cooling
- Raised Floor
- Metal Tile Suspended Ceiling
- Secondary Glazing
- 4 Automatic Passenger Lifts
- Car Parking
- Manned Reception
- EPC D – 94

Service Charge

£8.26 per sq.ft

VAT

The building has been elected for VAT.

Viewings

Strictly by appointment through joint agents:

Newton Perkins

Chris Sutcliffe – 020 7456 0706
e-mail: crs@newtonperkins.com

Ali Porter – 020 7456 0707
e-mail: ap@newtonperkins.com

JLL

Nick Lines – 020 7399 5693
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