

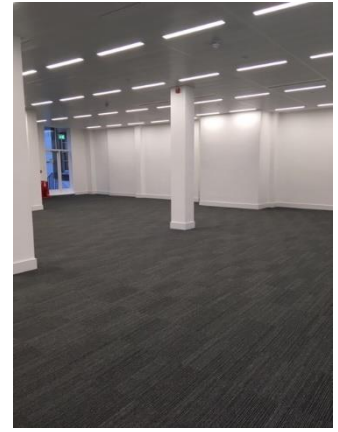
**1-3 College Hill
London
EC4**

**2,683 sq ft
(249.00 sq m) approx.**



**Ground Floor
To Let**

Refurbished Offices



Location

The building is just south of Cannon Street on the corner of College Hill and Cloak Lane. Cannon Street (Mainline, Circle and District Lines), Mansion House (Circle and District Lines) and Bank (Central, W&C, Northern and DLR) are within easy walking distance.

Accommodation

The available accommodation comprises the Ground floor as follows:

| Floor | Size, sq ft (sq m) |
|--------------|--------------------|
| Ground Floor | 2,683 (249.00) |

Amenities

- Air-Conditioning
- 24 Hour access
- Car Parking available by separate arrangement
- Passenger lift
- Manned reception
- Refurbished

Lease

A new lease is available by arrangement direct from the Landlord.

EPC

Rating – D91

Possession

January 2019

Rents, Rates and Service Charge

| Floor | Rent (pa) | Rates (per sq ft) 17/18 | Service Charge (per sq ft) |
|---------------------|-----------|----------------------------|-------------------------------|
| Ground Floor | £62.50 | £20.00 Est | £9.54 |

Viewings

Strictly by appointment through sole agents Kinney Green:

Kim White
DDI: 020 7643 1506
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Emma Burgess
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October 2018

Chartered Surveyors + Property Consultants

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