

# Offices To Let

From 3,010 sq ft to 11,060 sq ft

33 Creechurch Lane, London, EC3



#### Amenities:



Aircon



Shower  
Facilities



Raised  
Floor



24/7



Integral  
Lights



Reception

#### Lease:

New leases available **direct from the freeholder**, subject to mutual flexibility from July 2023.

#### Rent:

Floor:	Sq ft	Rent pa excl.	Condition
Second	4,028	£48.50 per sq ft	Fitted
First	4,022	<b>TBC (Avail Q1 2020)</b>	
Lower Ground	3,010	£37.00 per sq ft	Open Plan

#### Business Rates:

Floor:	Rates 2020/21
Second	£19.98 per sq ft
First	£19.87 per sq ft
Lower Ground	£13.73 per sq ft

#### Service Charge:

Estimated on account service charge is £9.06 per sq ft pa Y/E 24<sup>th</sup> March 2020 plus A/C and small power costs which are separately metered.

#### VAT:

The property is not elected **therefore VAT is not payable on rent.**

#### EPC:

**D**

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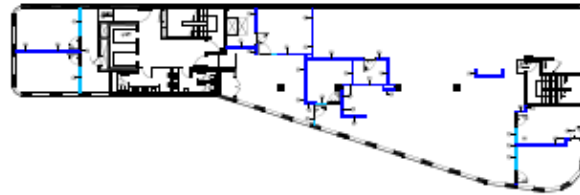
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2<sup>nd</sup> Floor Showing existing demountable partitions



## Location:

33 Creechurch Lane is situated only a few minutes' walk from Lloyd's of London. Liverpool Street, and Fenchurch Street mainline stations and Aldgate, Tower Hill, and Monument underground stations are all within close proximity.

## Accommodation:

The building was comprehensively refurbished in 2014 and benefits from a manned reception, efficient raised access floor plates, excellent natural light, VRF air conditioning, two automatic passenger lifts, and bike store with shower.



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