

# Offices To Let

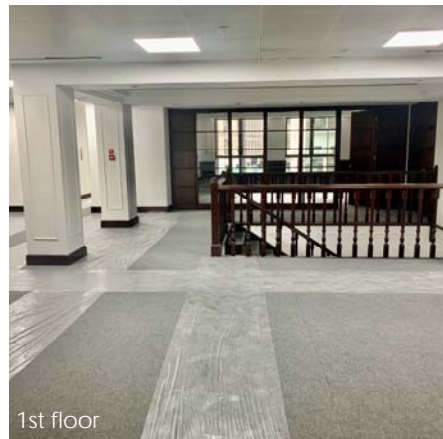
24 Creechurch Lane  
London  
EC3

3 floors to let  
920 - 8,873 sq. ft  
(85 - 824.3 sq. m)



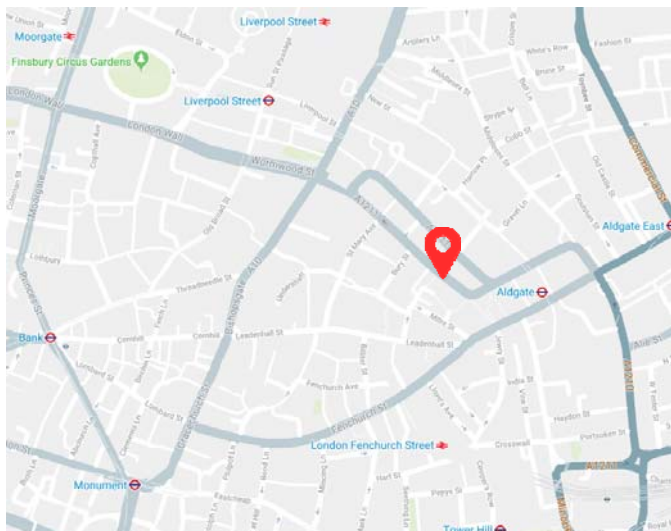
## Highlights

- Remodelled reception
- 2nd floor shell & core
- 1st floor fitted space
- Passenger lift
- Raised floor (1st & 3rd))
- Air conditioning (1st & 3rd)
- 2nd floor 5m floor to ceiling
- Yoga studio and gym on ground floor
- Close proximity to Aldgate & insurance markets



## Location

24 Creechurch is located within a short walk from the iconic 'Gherkin' and Lloyd's buildings as well as being a short walk from Aldgate. The property offers good transport links with Liverpool Street, Fenchurch Street, Bank, Monument and Aldgate stations all close by. In addition, it is near to the Leadenhall Market and Whitechapel both an abundance of restaurants. The immediate environment is complimented by the neighbouring 1 Creechurch Place



## Description

The property comprises an office building arranged over lower ground, ground and three upper floors with the contemporary yoga studio FLY LDN on the ground floor.

The first floor is currently fitted out with 5 meeting rooms and a board room. The toilets are currently being refurbished.

The second floor is available in a shell and core condition and benefits from a generous 5m floor to ceiling height. The 3rd floor is in a second hand fitted condition.

## Accommodation

Floor	Sq Ft	Sq M
Part 3rd	920	85
2nd	4,183	388.6
1st	3,871	360

## Terms

A new lease direct from the Landlord

## VAT

The property is elected for VAT purposes

## Rent

2nd floor : £35.00 per sq ft  
1st & 3rd floors: £39.00 per sq ft

## Rates

£18.83 per sq. ft (1st floor), £14.85 per sq. ft (2nd floor),  
£11.93 per sq. ft (Pt 3rd floor) (2020/21)

## Service Charge

£9.00 per sq ft (est.)

## EPC Rating

EPC Rating: TBC

## Floorplans



For further information or appointment please contacts:

### Jeremy Prosser

Tel: 020 7911 2865

Email: [jeremy.prosser@avisonyoung.com](mailto:jeremy.prosser@avisonyoung.com)

### Julian McFarlane-Watts

Tel: 020 7911 2387

Email: [jmw@avisonyoung.com](mailto:jmw@avisonyoung.com)

### Avison Young

65 Gresham Street, London EC2V 7NQ

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