

## **“Plug & Play” Office Accommodation To Let**

**30 Eastcheap, London, EC3**

**4,881 – 9,763 sq ft (453 – 907 m<sup>2</sup>)**



### **LOCATION**

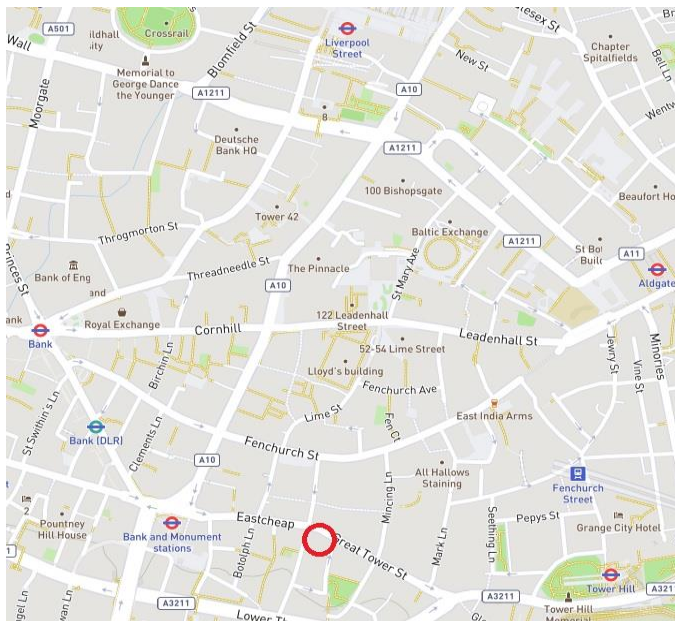
The building occupies a prominent City Core location on the southern side of Eastcheap, close to The Monument, Tower of London and Lloyd's of London. The area is extremely well connected with Monument/Bank, Tower Hill and Fenchurch Street all within a short walking distance.

### **ACCOMMODATION**

The offices are fully fitted-out to provide high quality “Plug & Play” accommodation.

2 <sup>nd</sup> Floor	4,882 sq ft	454 m <sup>2</sup>
1 <sup>st</sup> Floor	4,881 sq ft	454 m <sup>2</sup>
<b>Total:</b>	<b>9,763 sq ft</b>	<b>908 m<sup>2</sup></b>

The floors are available separately or together and we are also able to offer a combination of a whole floor along with a split floor to provide c.6,500 – 8,000 sq ft.



### **LEASE**

A new sublease(s) is available for a term expiring 1<sup>st</sup> June 2023. To be held outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954, Part II (as amended).

Alternatively, a new lease may be available direct from the Landlord.

### **RENT**

£52.50 per sq.ft

### **SERVICE CHARGE**

£14.17 per sq.ft

### **RATES PAYABLE**

Estimated at £18.46 per sq.ft (2019/20)

However, all interested parties should make their own enquiries.

**+44(0)20 7456 0700**  
**newtonperkins.com**

Newton Perkins LLP

Peek House, 20 Eastcheap, London EC3M 1NP

## AMENITIES

- Plug & Play offices
- Modern fit-out comprising a mixture of board/meeting rooms, private offices, kitchenettes and large open plan areas
- Fully cabled and furnished floors
- Air Conditioning
- Metal Tiled Suspended Ceilings with Inset Modern Lighting
- Fully Accessible Raised Floors
- Commissionaire
- 24 Hour Access
- Shower and Bicycle Facilities
- EPC - B

## VIEWING

Strictly by appointment through sole agents:-

## NEWTON PERKINS

Jamie Nurcombe – 0207 456 0712

e-mail: [jn@newtonperkins.com](mailto:jn@newtonperkins.com)

Alistair Porter - 0207 456 0707

e-mail: [ap@newtonperkins.com](mailto:ap@newtonperkins.com)

## VAT

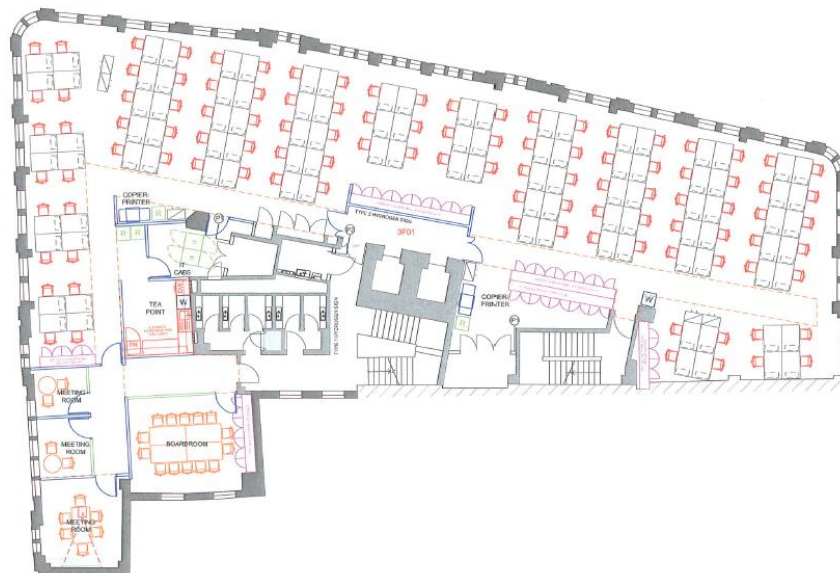
The building has been elected for VAT.

## POSSESSION

On completion of legal formalities or earlier by arrangement.

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.



All negotiations to be subject to contract and satisfactory references

### MISREPRESENTATION ACT 1967

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