

41 EASTCHEAP, LONDON EC3

2,476 - 5,720 SQ FT



DESCRIPTION

41 Eastcheap is a highly specified modern building behind a retained period facade including a new reception, lift lobbies, office floors and WC's designed by Ben Adams Architects.

LOCATION

41 Eastcheap occupies a prominent corner position adjacent to the 'Walkie Talkie' building and is 200 metres south of the Lloyd's Building.

Monument/Bank (Central, Circle, District, Northern, Waterloo & City, DLR), Fenchurch Street (Mainline Rail), Tower Hill (Circle and District), Tower Gateway (DLR) and Liverpool Street (Central, Circle, Metropolitan, Hammersmith & City, Overground, Mainline Rail and Crossrail from Autumn 2019) stations are all within walking distance providing excellent communications.

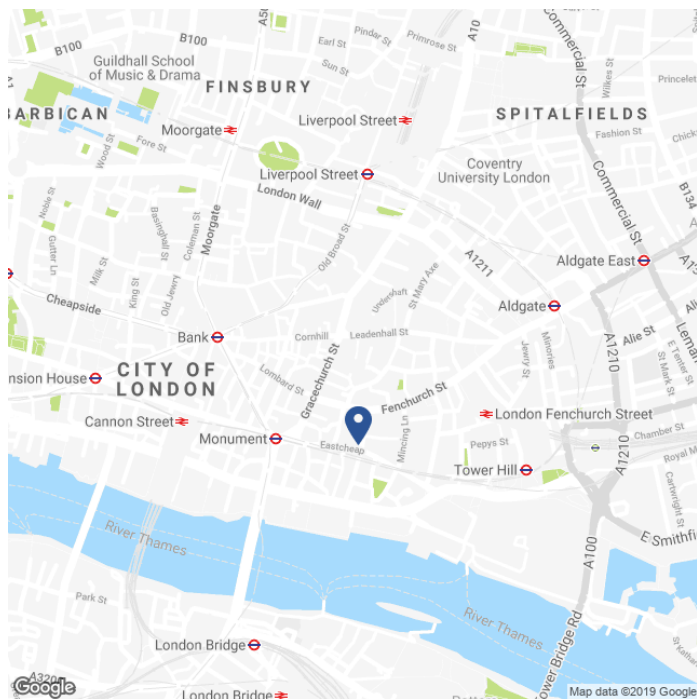
SPECIFICATION

- Victorian Portland stone facade.
- Four pipe fan coil air conditioning.
- Fully accessible raised floor.
- Metal tile suspended ceiling.
- Column free, highly flexible floor plates.
- 2.7m floor to ceiling height.
- 2x13 person passenger lifts.
- Manned reception.
- Male, female and disabled WCs.
- Excellent natural light.
- Bicycle storage, locker and shower facilities.

AVAILABLE ACCOMMODATION

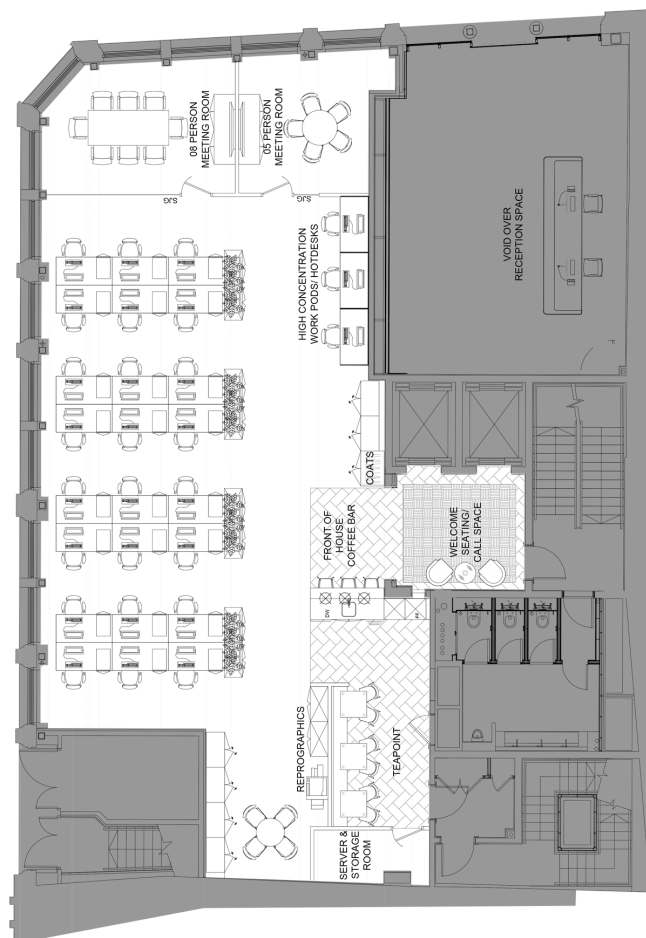
FLOOR	SQ FT	SQ M
THIRD	3,244	301
FIRST	2,476	230
TOTAL	5,720	531

MAP



FIRST FLOOR

Indicative Layout



TENURE

Lease:	New Lease for a term by arrangement direct from the landlord.
Available:	1st - available now. 3rd - June 2019.
Guide Rent:	£65.00 per sq.ft.
Rates Estimate:	3rd £23.36 per sq.ft. 1st £21.83 per sq.ft.
Service Charge:	£12.95 per sq.ft.

CONTACT

Tom Kemp
+44 (0)207 100 5555
tom@hk-london.com

Stephen Foster
+44 (0)207 100 5555
stephen@hk-london.com

Johnny Armour
+44 (0)207 100 5555
johnny@hk-london.com

FURTHER INFORMATION

