

## Iconic Building CAT A Offices To Let

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The Gherkin  
30 St Mary Axe  
EC3

5,162 - 41,828 sq. ft  
(479.6 - 3,885.8 sq. m)

### Highlights

- Refurbished to CAT A
- 2.75m floor to ceiling height
- LED lighting
- 4 pipe fan coil air conditioning
- Fully accessible raised floors
- Demised WCs
- 24 hr security and access
- 16 x 21 person high speed passenger lifts
- 2 x goods lifts
- Dual power supply
- Searcy's restaurant/bar
- Refurbished reception



## Description

On behalf of Swiss RE, we have 3 office floors remaining in one of London's most iconic buildings. Designed by Norman Foster, both floors benefit from impressive views over London. The level 10 office accommodation has been refurbished to CAT A and the reception has recently been modernised.

## Accommodation

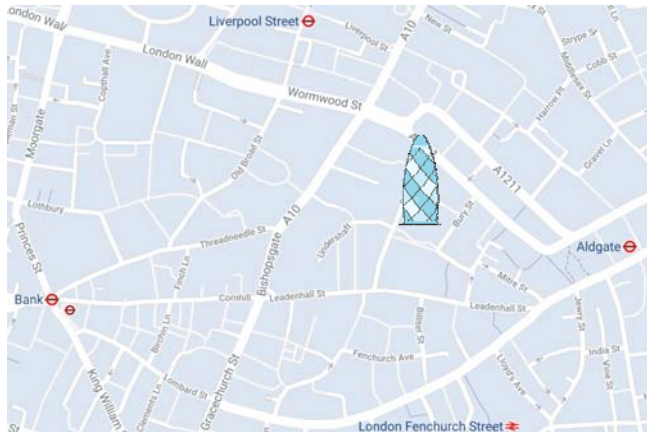
Floor	Sq Ft	Sq M
14	18,618*	1,729.6
13 (part)	5,162	479.6
11 (part) U/O	7,717	716.9
11 (part) U/O	7,403	687.8
10	18,048**	1,676.7
<b>TOTAL</b>	<b>41,828</b>	<b>3,885.8</b>

\* Available November 2020

\*\*split from 9,000 sq. ft

## Location

30 St Mary Axe is situated in the heart of the City of London within the tower cluster which in recent years has attracted occupiers from the technology, media, finance and insurance sectors.



## Terms

A new sublease (s) is available for a term by arrangement up to July 2031 contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 (Part II) as amended.

## Rent

£62.50 per sq. ft. per annum (No VAT)

## Rates

£22.48 per sq. ft. (2020/21)

## Service Charge

£14.82 per sq. ft. (year ending December 2020)

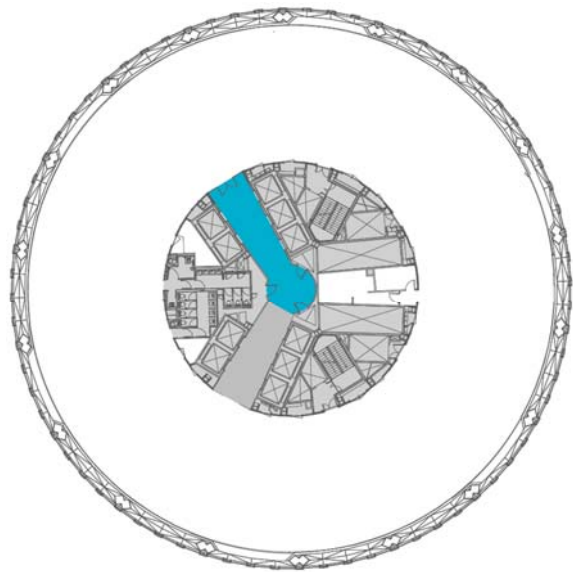
## VAT

The property is not elected for VAT purposes

## Website

[www.akathegherkin.com](http://www.akathegherkin.com)

## Floorplan (level 10)



Not to scale. For indicative purposes only.

For further information or to arrange a viewing please contact:

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