JAMES ANDREW INTERNATIONAL

76 Cannon Street London EC4N 6AE 020 3141 6600

www.jamesandrewcity.co.uk





London EC3

973 SQ FT (90.39 SQ M)
"Plug and Play"

GRADE A OFFICE SPACE



Location: 10 Philpot Lane is situated in a core EC3 location, in the heart of London's

Insurance District. Bank, Monument, Liverpool Street, Fenchurch Street &

Tower Hill Stations provide extensive underground and mainline

connections.

Building: The building underwent a comprehensive refurbishment in 2016 and offers

Grade A offices behind a brand-new Portland stone façade.

Accommodation:

Floor	Sq. Ft	Guide Rent	Rates	Service Charge	
6 th	973	£80.00	£16.86	£9.64	Fully Fitted
Storage	411	£15.00	TBC	£3.49	Storage
Equivalent to c.£685 per desk pm					

Amenities:

- Fully fitted and cabled
- 14 x work stations
- Meeting room
- Kitchen
- Ground floor reception (with commissionaire)
- Private terrace with views over the City
- VRF air conditioning
- Fully accessible raised floors

- Metal tiled suspended ceilings
- LED lighting
- Male and female WC's
- 13-person passenger lift
- Secure bicycle storage
- Shower facilities
- Dual Power
- Fibre

Lease: Sublease/ Assignment

Expiry: 26th September 2028

Break option: 26th September 2023 (6 months' notice)

Financials: £80.00 per sq ft

Rates: £16.86 per sq ft estimated Service Charge : £9.64 per sq ft exclusive Possession: Available now in "Plug & Play" condition

VAT: The building is elected for VAT.

EPC: B (34)

Viewing: By appointment only through sole agents:

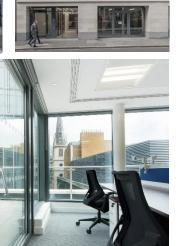
> Harry Blanshard Lisa Moran hblanshard@jamesandrew.co.uk

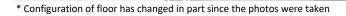
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Subject to Contract September 2019