



10

PHILPOT LANE

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: Rent: £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
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020 3141 6602

Lisa Moran
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020 3141 6601



* Configuration of floor has changed in part since the photos were taken

Subject to Contract

September 2019

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