

## SUBJECT TO CONTRACT

### Location

The newly rebranded Moretown Estate (previously known as Thomas More Square) is located on the Eastern side of the City adjacent to the haven of St. Katherine Docks. The property is within easy walking distance from Tower Hill underground, Tower Gateway DLR, London Bridge and Fenchurch Street stations providing access to the City, Canary Wharf, Southwark and West End.

The Estate has benefitted from an upgrade to the piazzas, courtyards and landscaping along with a range of new retail and leisure amenities.

### Description

Building 4 is arranged over lower ground, ground and eight upper floors, extending to 107,802 sq ft in total.

The 3<sup>rd</sup> and 4<sup>th</sup> floor benefit from a centralised atrium, which allows for plenty of natural light. It is offered with the existing fit out, which includes a number of meeting rooms and private offices.

### Amenities

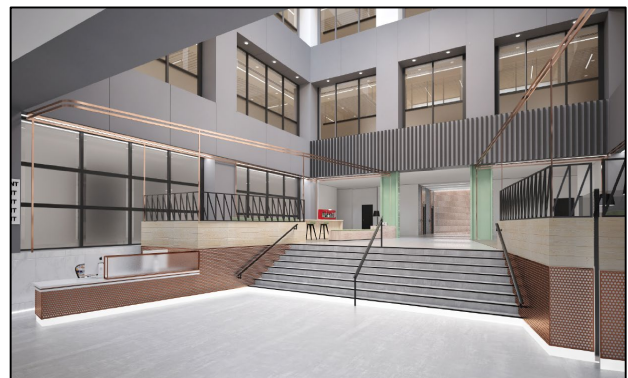
- Full height atrium above reception & entrance lobby
- Metal tiled suspended ceiling
- Fully accessible raised floors
- VAV air conditioning
- 4 x passenger lifts
- 24 hour access and security
- Car parking

### Viewing

Viewing strictly by appointment through sole agents Cushman & Wakefield.

### Lease

The 4<sup>th</sup> floor is available via a sublease or assignment on a term until September 2026.



\* Indicative reception image.

Costs	Per sq ft exclusive
<b>Rent</b>	£29.50
<b>Rates</b>	c.£12.00
<b>Service Charge and Estate Charge</b>	c.£10.00

Floors	Area (sq ft)	Area (sq m)
4 <sup>th</sup> Floor	11,890	1,104
5 <sup>th</sup> Floor	11,750	1,091
<b>TOTAL</b>	<b>23,640</b>	<b>2,196</b>

For more information, contact:

**Alex Novelli**

+44 (0) 20 3296 2133

[alex.novelli@cushwake.com](mailto:alex.novelli@cushwake.com)

**Tom Fayers**

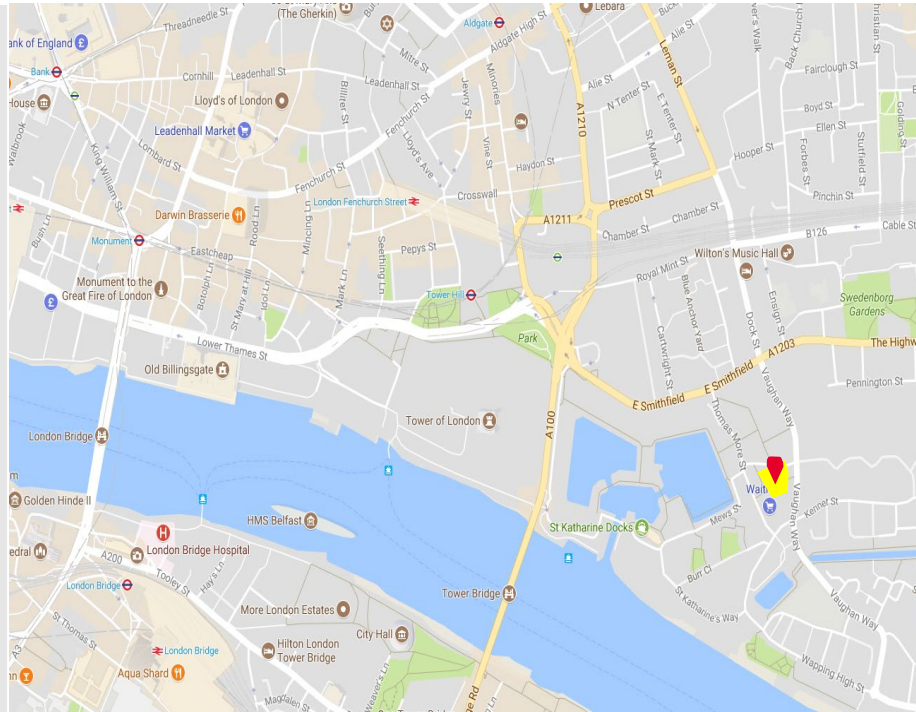
+44 (0) 20 3296 4226

[tom.fayers@cushwake.com](mailto:tom.fayers@cushwake.com)

**Ben Thompson**

+44 (0) 20 7152 5234

[ben.thompson@cushwake.com](mailto:ben.thompson@cushwake.com)



## 4<sup>th</sup> Floor Plan

