CUSHMAN & WAKEFIELD

10 Lower Thames Street, EC3 From 3,256 – 36,038 sq ft Offices to Let – River Views

SUBJECT TO CONTRACT

Location

The property is located on the south side of Lower Thames Street and benefits from excellent communications. It is a short walk from Monument, Bank, Fenchurch Street and London Bridge underground and mainline stations, providing access to Northern, Jubilee, Waterloo & City, Central, Circle and District lines, as well as mainline rail services.

Description

A landmark office building with an iconic blue glazed elevation on the north side of the River Thames.

Amenities

- Recently refurbished reception, entrance and common parts
- · Ground floor café amenity
- Panoramic river views
- Air conditioning
- · Fully accessible raised floors
- 24 hour security and manned reception
- · Bicycle racks and shower facilities

Viewing

Viewing strictly by appointment through sole agents Cushman & Wakefield.

Lease

Available by way of a new lease direct from the Landlord







Costs	Per sq ft exclusive	Floors	Availability	Area (sq ft)
Guiding Rent	£55.00	3 rd	Available Now	21,152
Rates (estimated)	£18.60	Pt 1 st	Available Now	11,630
		G	Available Now	3,256
Service Charge	£14.00	TOTAL		36,038

* Floor areas subject to verification.

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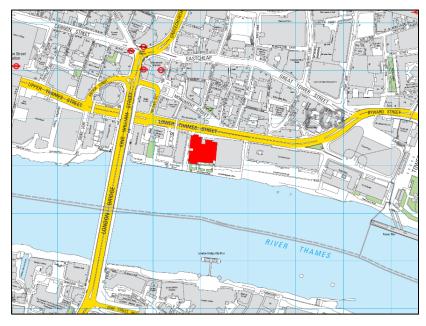
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For more information, contact:

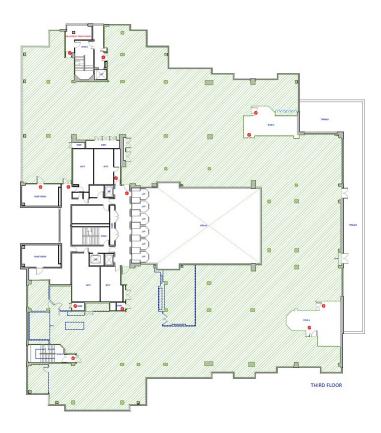
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1st Floor Plan



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