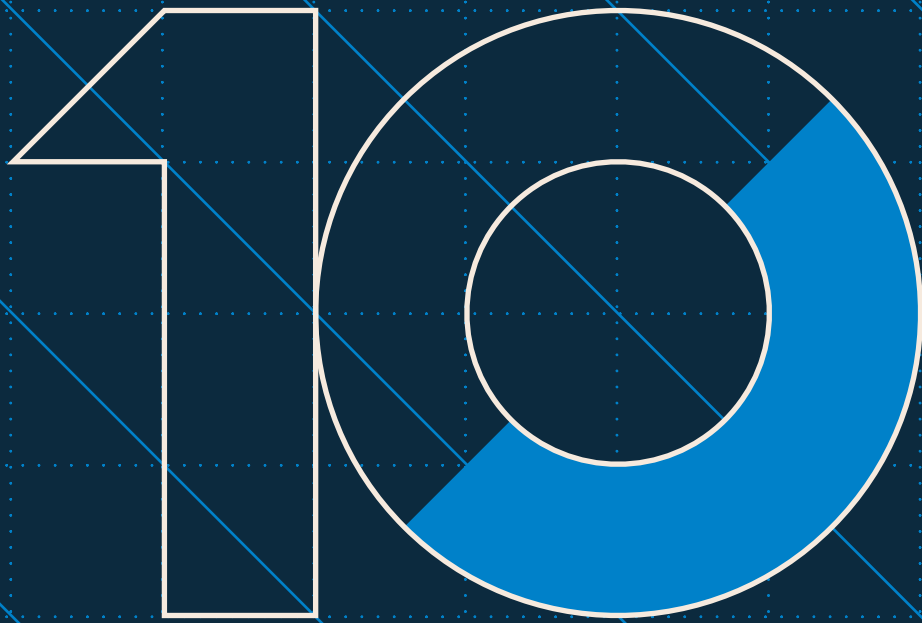


City Offices To Let
8,343 - 19,973 sq ft



10
Lower Thames
Street

—

London EC3



Fit-out CGI

City office space in a landmark building

Positioned in a prime City location, with an on-site gym and café, 10 Lower Thames Street really does have it all.

The available office floor has been fully refurbished to provide light, bright efficient work space.



Accommodation

| Floor | Sq Ft | Sq M | Specification |
|----------------|---------------|--------------|---------------|
| 1st (North) | 11,630 | 1,081 | Cat A+* |
| Ground (South) | 8,343 | 775 | Cat A+* |
| Total | 19,973 | 1,856 | |

* Landlord can provide a bespoke fit-out, subject to final landlord consent.

Specification



Refurbished reception, entrance & common parts



Ground floor café



Gym facilities



Commissionaire & 24-hour security



Fully accessible raised floors



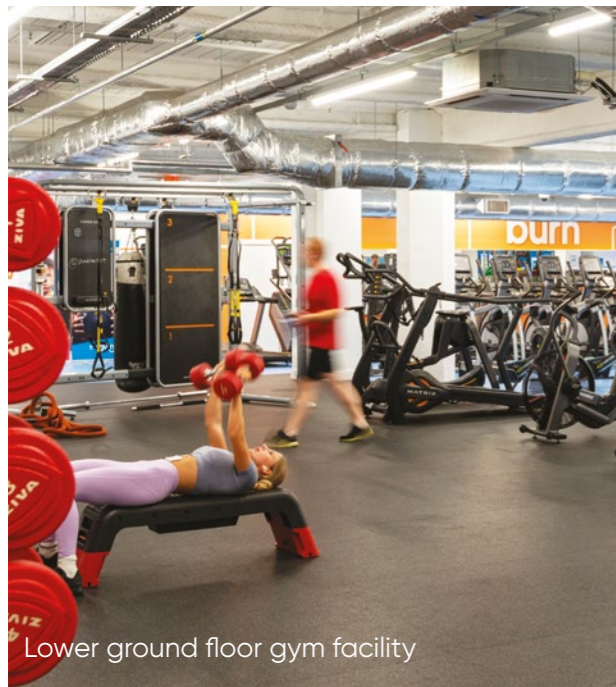
Bike racks & shower facilities



EPC Rating B



Car parking available (by separate arrangement)



Lower ground floor gym facility



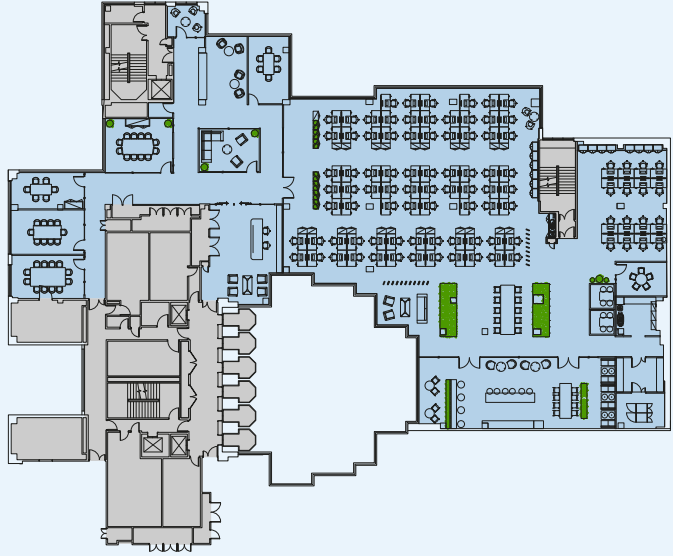
Fit-out CGI

Indicative Space Planning

1st Floor (North) Corporate Layout

11,630 sq ft / 1,080.5 sq m

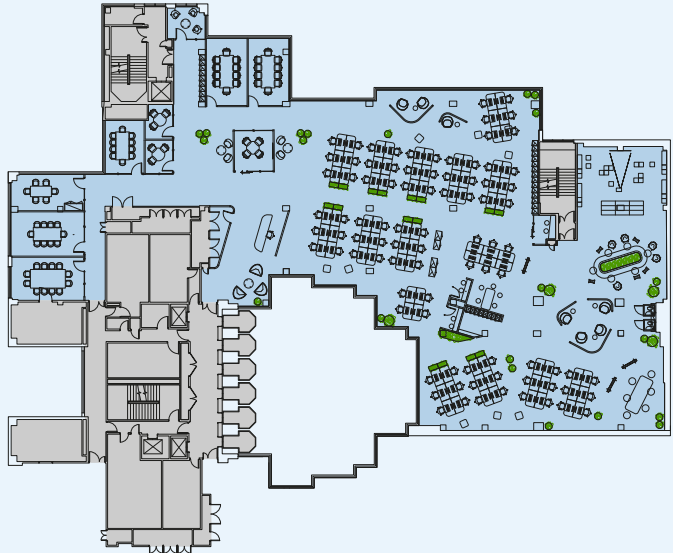
| | |
|--------------------------------|-----------|
| Open plan desks | 95 |
| 3 person meeting room | 01 |
| 5 person meeting room | 01 |
| 6 person meeting rooms | 02 |
| 10 person meeting room | 01 |
| 12 person meeting rooms | 02 |
| Reception | 01 |
| Total working positions | 95 |



1st Floor (North) Creative Layout

11,630 sq ft / 1,080.5 sq m

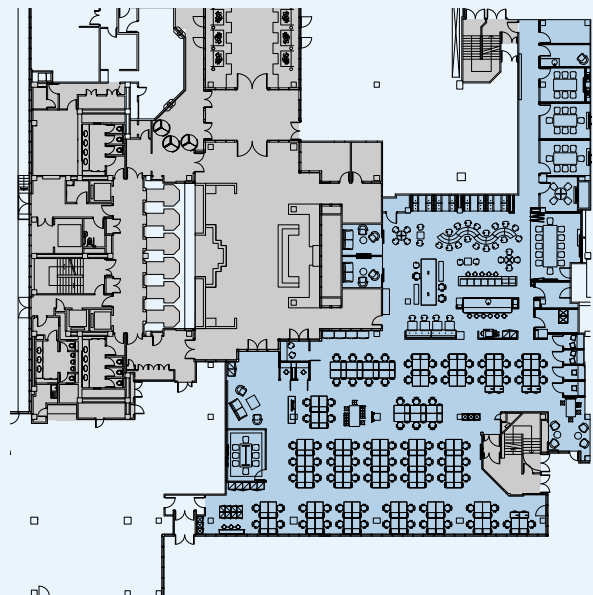
| | |
|--------------------------------|-----------|
| Open plan desks | 90 |
| 4 person meeting room | 01 |
| 6 person meeting room | 01 |
| 8 person meeting rooms | 03 |
| 12 person meeting rooms | 01 |
| Zoom rooms | 04 |
| Reception | 01 |
| Total working positions | 90 |



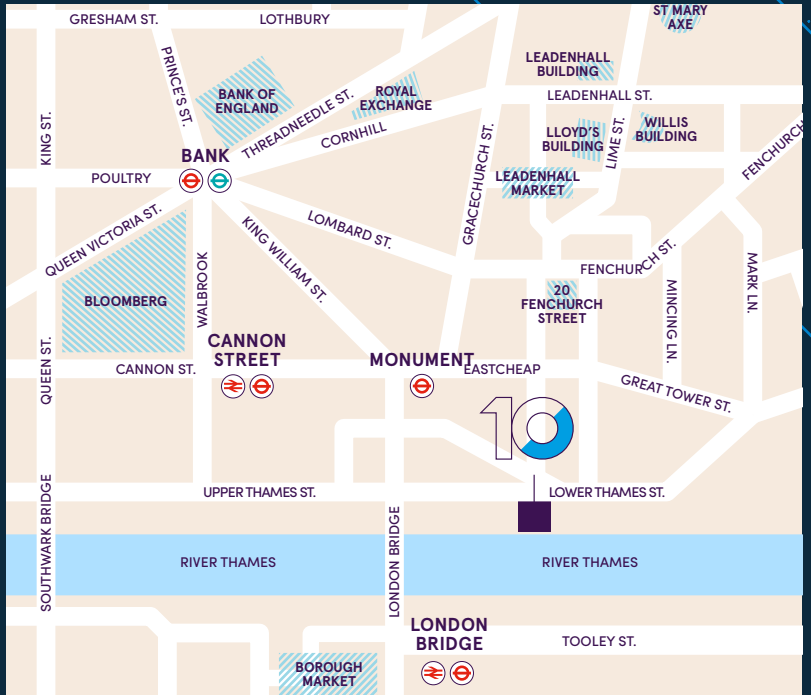
Ground (South) Indicative Layout

8,343 sq ft / 775.0 sq m

| | |
|--------------------------------|-----------|
| Open plan desks | 90 |
| 4 person meeting room | 01 |
| 6 person meeting room | 01 |
| 8 person meeting rooms | 03 |
| 12 person meeting rooms | 01 |
| Zoom rooms | 04 |
| Reception | 01 |
| Total working positions | 90 |



Located on the bank of the River Thames surrounded by a plethora of café's, bars and restaurants



Connections

The Building has excellent transport links from Monument, Cannon Street, Bank & London Bridge providing fast and frequent services across London and the south east.

MONUMENT

3 mins

CANNON STREET

5 mins

BANK

6 mins

LONDON BRIDGE

9 mins

Viewing

Strictly through joint sole letting agents.

Jonathan Beilin
07976 392 016
jb@newtonperkins.com

Harry Woods
07884 602 870
hw@newtonperkins.com



Terms

Upon application.

Tom Fayers
07973 821 247
tom.fayers@cushwake.com

George Homer
07584 118 298
george.homer@cushwake.com

