

## Refurbished and Fully Fitted Offices

140 Fenchurch Street, London, EC3



### Transport Links

- 0.40 miles from Monument
- 0.50 miles from Tower Hill
- 0.50 miles from Aldgate
- 0.80 miles from Liverpool Street

### Lease

New lease(s) available direct from the landlord on flexible terms.

### Rates Payable (2024/25)

Estimated at £21.08 – £21.13 per sq. ft.

However, all interested parties should make their own enquiries.

### Accommodation

5 <sup>th</sup> Floor (CAT B)	4,013 sq ft	U/O
4 <sup>th</sup> Floor (CAT B)	4,017 sq ft	CAT B
3 <sup>rd</sup> Floor (CAT A)	4,008 sq ft	Cat A
<b>Total:</b>	<b>8,025 sq ft</b>	

### Rent

4<sup>th</sup> & 5<sup>th</sup> Floor – £63.50

3<sup>rd</sup> Floor – £59.50

### Service Charge

Estimated £19.77 per sq. ft.

### VAT

The building has been elected for VAT.

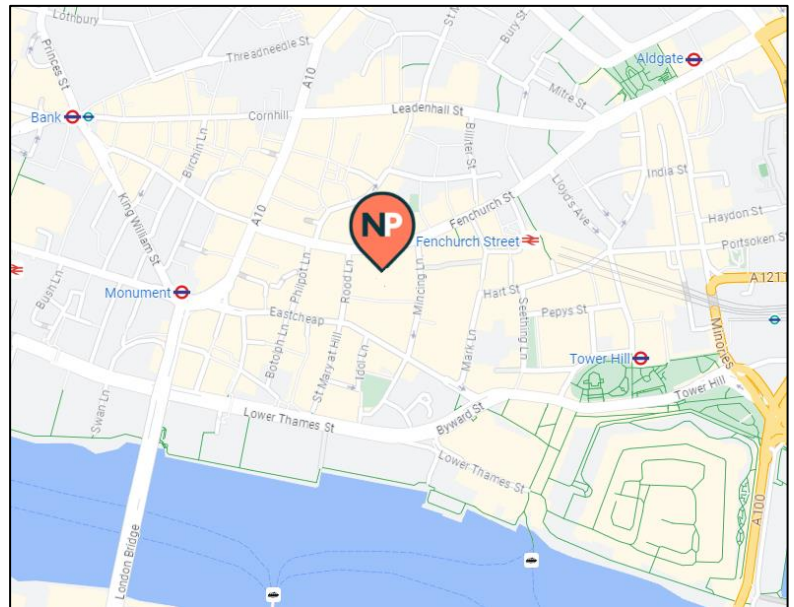
+44(0) 20 7456 0700

www.newtonperkins.com

Newton Perkins LLP  
Peek House  
20 Eastcheap  
London EC3M 1NP

## Amenities

- Contemporary reception
- 4 pipe fan coil air conditioning
- Metal tile suspended ceiling with LED compliant lighting
- Full height glazing
- Excellent natural light
- Demised WC facilities
- Two 8 person passenger lift
- Showers and changing facilities
- Bicycle storage
- Concierge
- 24 hour access



## EPC - D



**4<sup>th</sup> Floor Layout**

## Newton Perkins

Nick Russell-Smith – 07918 588 107

E-mail: [nrs@newtonperkins.com](mailto:nrs@newtonperkins.com)

Harry Woods – 07844 602 870

E-mail: [hw@newtonperkins.com](mailto:hw@newtonperkins.com)

Chris Sutcliffe – 07970 831 250

E-mail: [crs@newtonperkins.com](mailto:crs@newtonperkins.com)

## JLL

Nick Lines – 020 3780 3431

E-mail: [nick.lines@jll.com](mailto:nick.lines@jll.com)

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

Newton Perkins for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Newton Perkins has any authority to make or give any representation or warranty whatsoever in relation to this property