

Fitted Offices to Let

Pinnacle House, St Dunstan's Hill, EC3



Transport Links

- 0.20 miles from Fenchurch Street
- 0.20 miles from Monument Station
- 0.40 miles from Tower Hill
- 0.50 miles from London Bridge

Lease

A new lease is available direct from the Landlord until January 2032.

Rent

Rent on application.

Service Charge

Estimated at £17.00 per sq ft

Accommodation

5 th Floor	1,573 sq. ft.	146m ²	U/O
3 rd Floor	1,788 sq. ft.	166m ²	October 2024
2 nd Floor	1,777 sq. ft.	165m ²	October 2024
1 st Floor	1,594 sq. ft.	148m ²	Available
Lower Ground Floor	1,208 sq. ft.	112m ²	Available
TOTAL:	6,367 sq. ft.	737m²	

Rates Payable (2024/25)

Estimated at £8.85 – £19.36 per sq. ft.

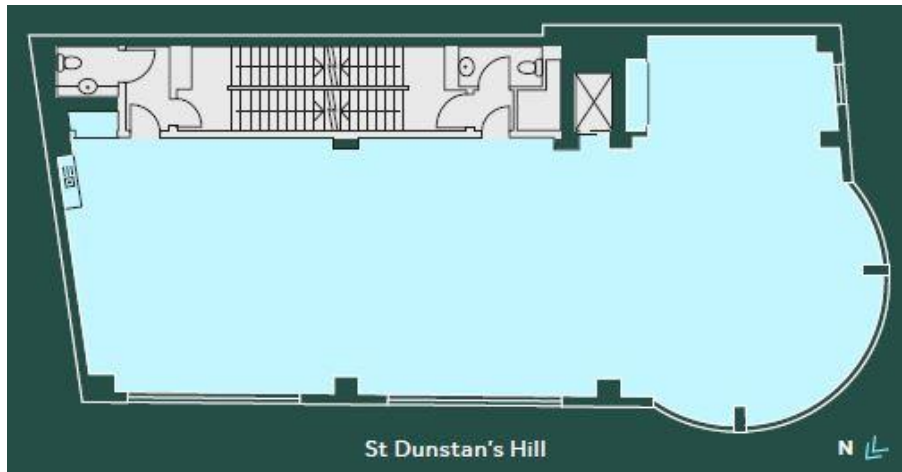
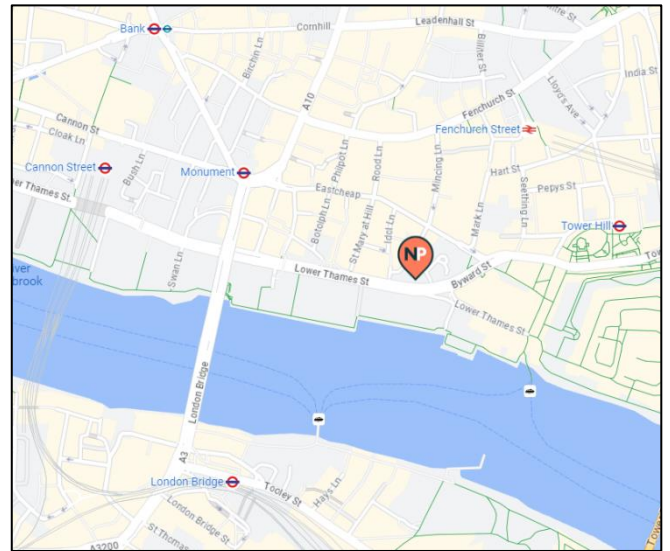
However, all interested parties should make their own enquiries.

VAT

The building has been elected for VAT.

Amenities

- Excellent natural light
- Metal tiled suspended ceilings
- Commissionaire
- 24 hour hour access
- Fully accessible raised floor
- Over looking St Dunstan Church garden
- Targeting EPC C rating
- I Automatic Passenger lift



Indicative Floor Plan

Newton Perkins

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