

## Newly Refurbished CAT A+ Office 8 Eastcheap, EC3



### Transport Links

- 400 ft from Monument
- 0.20 miles from Bank
- 0.30 miles from Fenchurch Street
- 0.60 miles from Liverpool Street

### Lease

A new lease is available for a term until August 2028, direct from the Landlord.

### Rates Payable (2024/25)

Estimated at £20.68 per sq ft.

However, all interested parties should make their own enquiries.

### VAT

The building has been elected for VAT.

### Accommodation

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1 <sup>st</sup> Floor	7,016 sq. ft.	652 m <sup>2</sup>	(CAT A+)
<b>Total:</b>	<b>7,016 sq. ft.</b>	<b>652m<sup>2</sup></b>	Available March 24

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### Rent

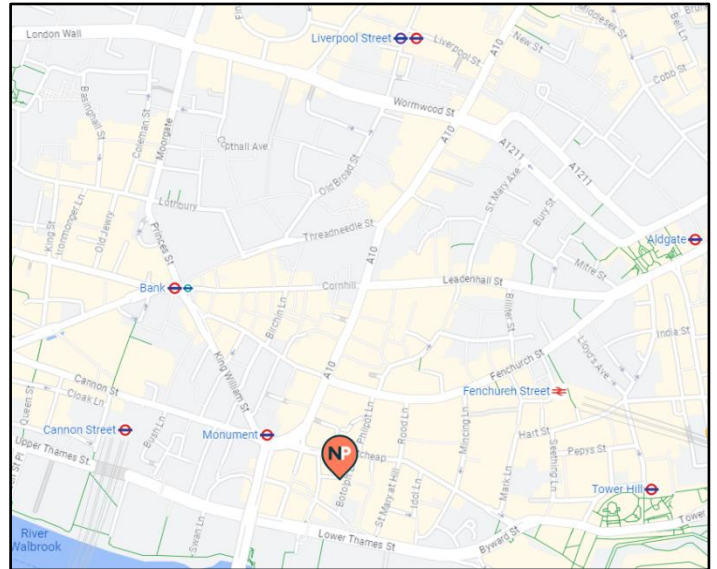
£52.50 per sq. ft.

### Service Charge

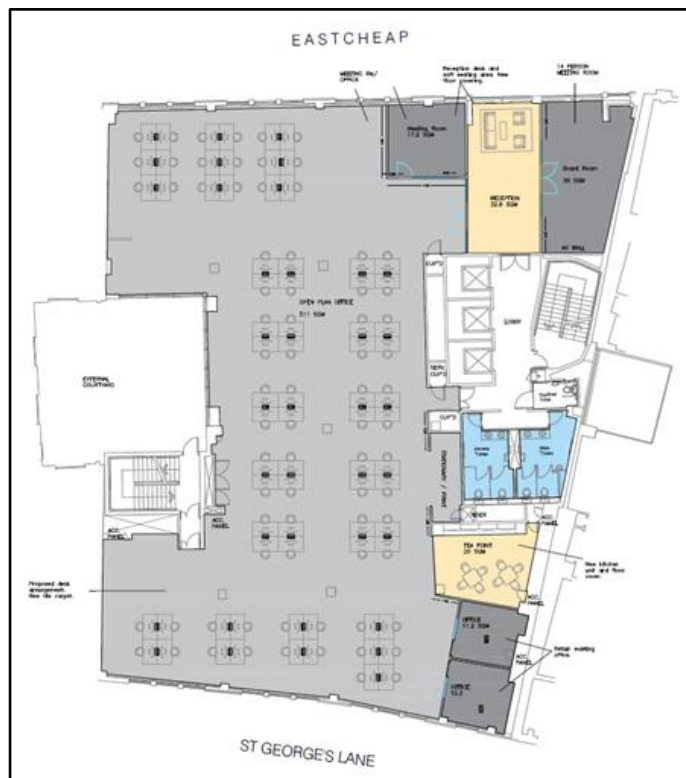
Estimated at £12.90 per sq ft.

## Amenities

- Newly refurbished CAT A+ floor
- Partially fitted and furnished
- Boardroom and meeting room provision
- AC provision
- New reception with soft seating and commissionaire
- End of trip facilities including: 1 6x bike racks, 1 2x lockers and 2x showers, including 1 x disabled shower
- LED lighting
- Raised floors
- EPC – B rating
- Refurbished Kitchen/Breakout Area



## Indicative 1<sup>st</sup> Floor Layout



## Newton Perkins

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