

## Excellent Value Office Fitzwilliam House, EC3



### Transport Links

- 0.3 miles from Fenchurch Street
- 0.3 miles from Aldgate
- 0.4 miles from Liverpool Street
- 0.6 miles from Tower Hill

### Lease

A new lease for a term until 10<sup>th</sup> August 2027.

### Rent

Upon Request

### Service Charge (2024/25)

Estimated at £19.62 per sq. ft.

### Accommodation

5 <sup>th</sup> Floor	9,766 sq. ft.	907m <sup>2</sup>
-----------------------	---------------	-------------------

### Rates Payable (2024/25)

TBC.

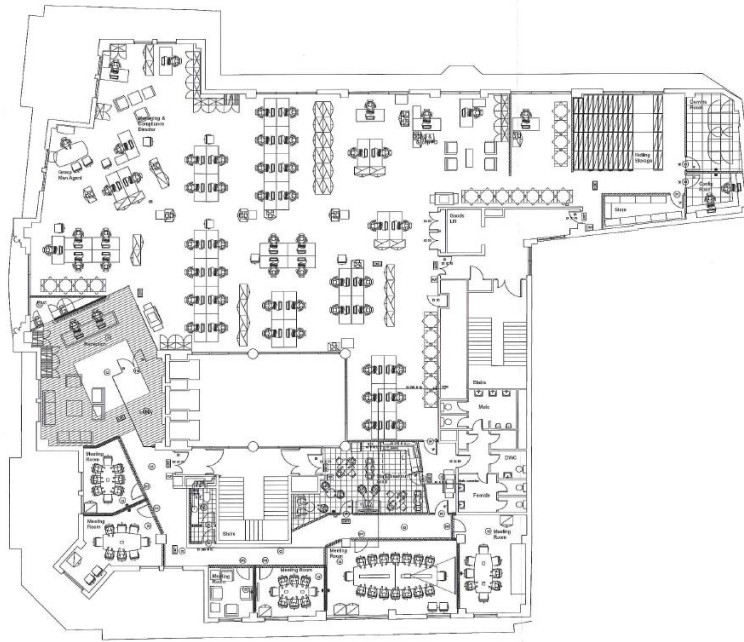
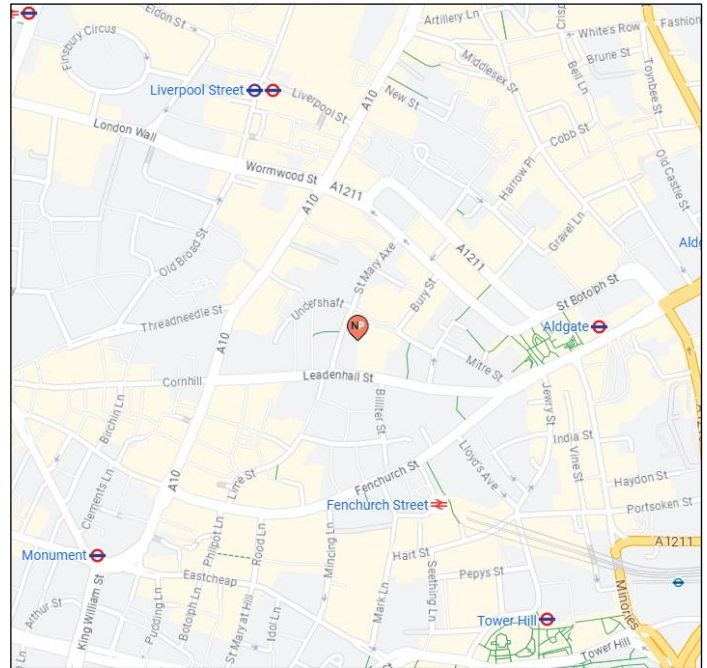
However, all interested parties should make their own enquiries.

### VAT

The building is **not** elected for VAT.

## Amenities

- Modern building reception
- Prominent EC3 Location
- Second-hand fit out in situ
- VAV Air Conditioning
- Provision of meeting room suite
- Kitchen
- Extend terraces
- Demised W/Cs
- End of trip provision
- EPC Rating – C



Indicative Floor Plan

## Newton Perkins

Nick Russell-Smith – 07918 588 107  
E-mail: [nrs@newtonperkins.com](mailto:nrs@newtonperkins.com)

Chris Sutcliffe – 07970 831 250  
E-mail: [crs@newtonperkins.com](mailto:crs@newtonperkins.com)

Leo Gough – 07546 695 724  
E-mail: [lg@newtonperkins.com](mailto:lg@newtonperkins.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