

Walsingham House

35 Seething Lane, London, EC3N 4AH

Walsingham House occupies a prominent location at the junction of Seething Lane and Crutched Friars.

3,000 to 10,753 sq ft
(278.71 to 998.99 sq m)

- New Landlord 'Cat B' provision on offer
- New development behind retained façade
- New 3 pipe fan coil VRF air conditioning system
- New fully accessible raised floors
- New metal tiled suspended ceilings with inset LED lighting
- Prestigious 24 hour manned reception
- Building designed to a 1:8

occupancy ratio

- 3x new thirteen person passenger lifts
- 68 bicycle spaces & lockers
- 7 new showers
- EPC Rating – B
- BREEAM Excellent
- Newly installed BT Openreach and Colt connectivity

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Summary

Available Size	3,000 to 10,753 sq ft
Rent	£15 - £57.50 per sq ft
Rates Payable	£25.53 per sq ft
Service Charge	£11.29 per sq ft
Estate Charge	N/A
EPC Rating	Upon Enquiry

Location

Walsingham House occupies a prominent location at the junction of Seething Lane and Crutched Friars. Monument, Fenchurch Street, Tower Hill and Tower Gateway stations are all close by.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
2nd - CAT A	7,318	679.86	To let	Available
1st - Part	3,435	319.12	To let	Available
Total	10,753	998.98		

Specification

- The Part 3rd floor is provided with new Landlord 'Cat B' provision
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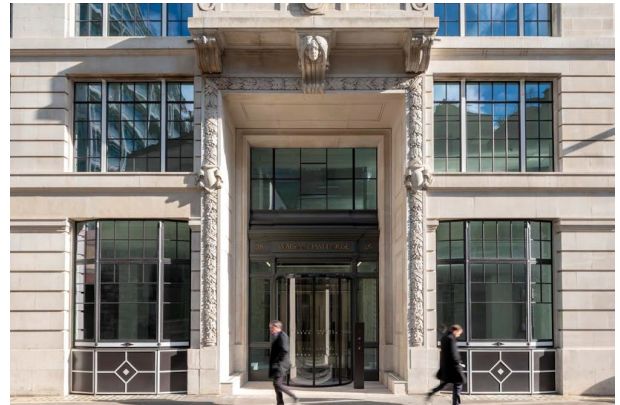
Viewings

Chris Sutcliffe – 07970 831 250 Nick Russell-Smith – 07918 588 107

E-mail: crs@newtonperkins.com E-mail: nrs@newtonperkins.com

Terms

A new lease(s) for a term by arrangement to be held outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954, as amended.



Viewing & Further Information



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