Lorenz CONSULTANCY

TO LET



77 Mansell Street, London, E1 8AN

LAST FLOOR REMAINING - 5,795 SQ FT
HIGH QUALITY FULLY FITTED 'PLUG & PLAY' OFFICE FLOOR TO LET

- High quality fully fitted accommodation
- Designated parking / storage available by separate arrangement
- NO VAT PAYABLE
- Communal visitor lounge (ground floor)
- Manned reception
- 2x passenger lifts
- Impressive communal meeting / conference facilities available by arrangement
- Uninterrupted views East

Overview.

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Location.

77 Mansell Street is an attractive modern office building located on the East side of Mansell Street close to the junction with Portsoken Street. Aldgate (Circle and Metropolitan lines), Aldgate East (District and Hammersmith & City lines), and Tower Hill (Circle and District lines) are the nearest underground stations, with London Bridge (Jubilee and Northern lines and National Rail), Cannon Street (National Rail, Circle, and District lines) and Fenchurch Street (National Rail) stations also being within walking distance

Accommodation

Floor/Unit sq ft		Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year
2nd	5,795	£39.50	£15.67	£11	£383,455.15

Financials.

Rent	£39.50 per sq ft
Rates Payable	£15.67 per sq ft
Service Charge	£11 per sq ft
Car Parking	Parking potentially available by separate arrangement
VAT	Not applicable
Estate Charge	N/A
EPC Rating	Upon enquiry

Terms.

New lease direct from the Landlord for a term by arrangement

Contacts.

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Fire exit







