



# 5-10 BURY STREET LONDON EC3

1,570-7,467 SQ FT (146-694) SQ M)  
OFFICES TO LET





# 5-10 BURY STREET, LONDON, EC3

The Property offers good quality, open plan office accommodation with good transport links close by.

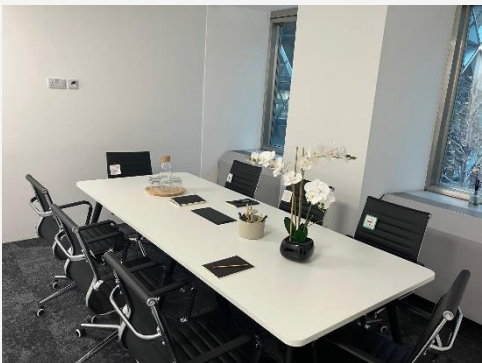
The building is located on Bury Street in the heart of the insurance district, adjacent to 30 St Mary Axe and close to Bishopsgate, Liverpool Street, Bank and Fenchurch Street stations.

## SPECIFICATION

- 1 x Phone Booth
- Kitchenette
- LED Lighting
- 2 x Passenger lifts
- Cycle Storage
- Shower & Locker Facilities
- Manned front desks receptionist

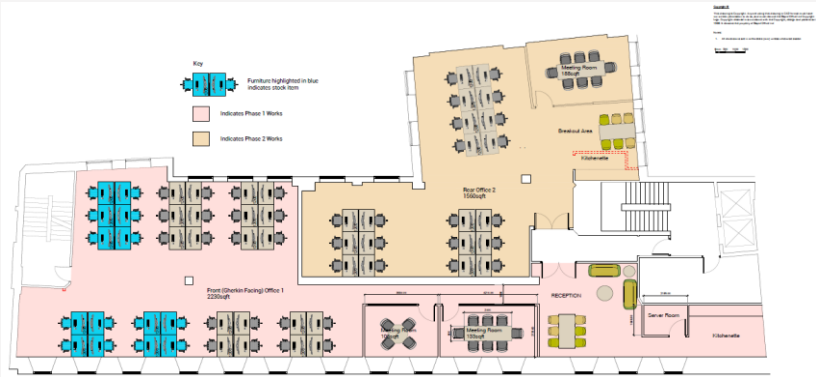
## OUTGOINGS

Rent - £45.00 per sq ft pax  
Rates - £19.34 per sq ft  
Service Charge - £16.94 per sq ft  
**NO VAT**  
EPC - C



## SCHEDULE OF AREAS

Floor	Area sq ft	Area sq m	Desks
Fourth	3,667	341	50
Second (north)	2,230	207	34
Second (east)	1,570	146	20
<b>TOTAL</b>	<b>7,467</b>	<b>694</b>	



# CONTACT US

**Hartnell  
Taylor Cook**

**JAMES PROCTOR**

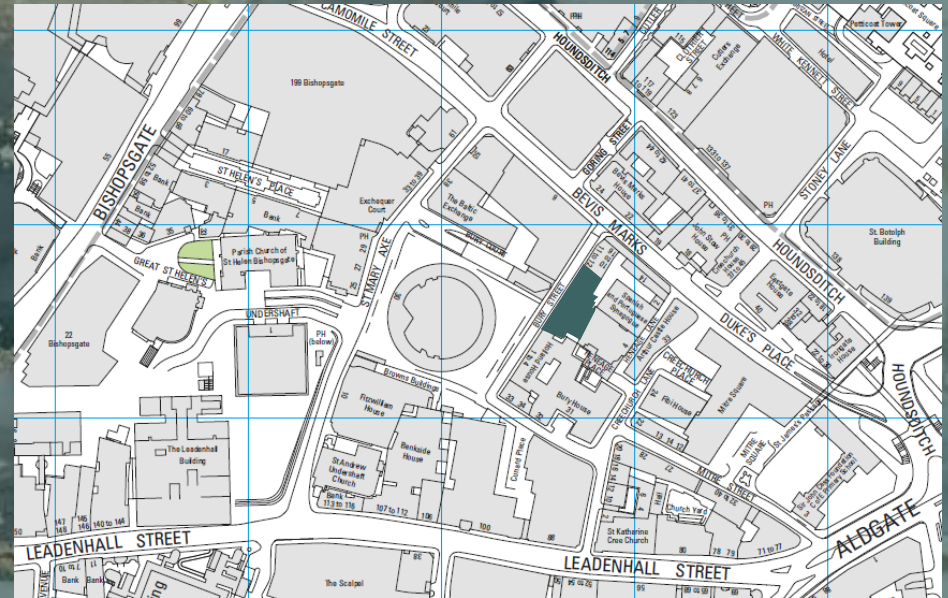
**+44 (0)20 7491 7323**

**+44 (0)7779 789 957**

**JACK HOPKINS**

**+44 (0)20 7491 7323**

**+44 (0)7721 192 547**



Misrepresentation Act: 1. Hartnell Taylor Cook on its own behalf and on behalf of the vendor/lessor of this property whose agent Hartnell Taylor Cook is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Hartnell Taylor Cook nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. July 2023.