

Last Unit Remaining

Walsingham House, 35 Seething Lane, London, EC3



Video Tour

<http://my.matterport.com/show/?m=P3SX2VJtICk>

Transport Links

- 0.08 miles from Fenchurch Station
- 0.12 miles from Tower Hill
- 0.27 miles from Aldgate
- 0.30 miles from Monument

Lease

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, Part II (as amended)

VAT

The building has been elected for VAT

Accommodation

2 nd Floor	7,318 sq ft
Part 1 st Floor	3,435 sq ft
TOTAL:	10,753 sq ft

Availability

CAT A	£55.00
CAT A	£55.00

Rent (psf)

Available on a floor by floor basis.

Rates Payable (2022/23)

Estimate at £24.00 – £25.53 per sq ft payable.

However, all interested parties should make their own enquires.

Service Charge

£11.29 per sq.ft

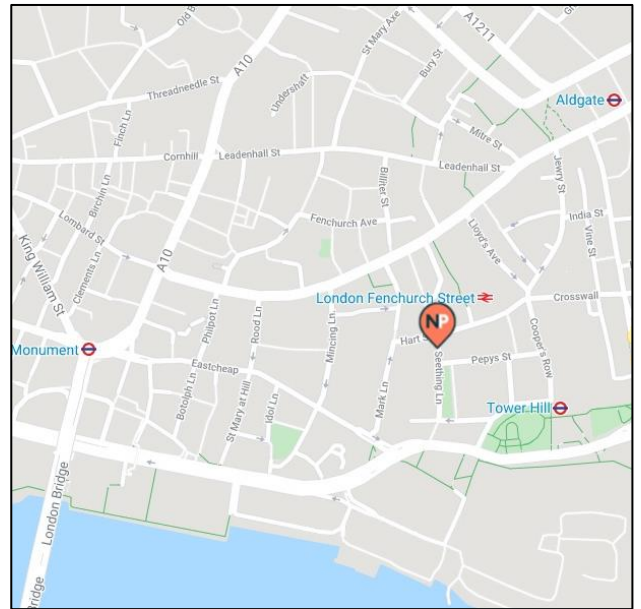
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www.newtonperkins.com

Newton Perkins LLP
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London EC3M 1NP

Amenities

- 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



Cat B – Part Floor



Newton Perkins

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