

Monument Place, 24 Monument Street EC3R 8AJ

9,836 – 19,663 sq ft TO RENT

Premium plug & play office space.

Key Points

- Fully fitted offices with furniture
- BREEAM Excellent building
- Showers, changing areas and lockers
- Bicycle spaces
- Double height reception with 24/7 security
- Air conditioning – fan coil VRF system
- Portland stone façade with anodised aluminium frames
- EPC B rating
- Occupational density 1:10
- Loading bay



Description

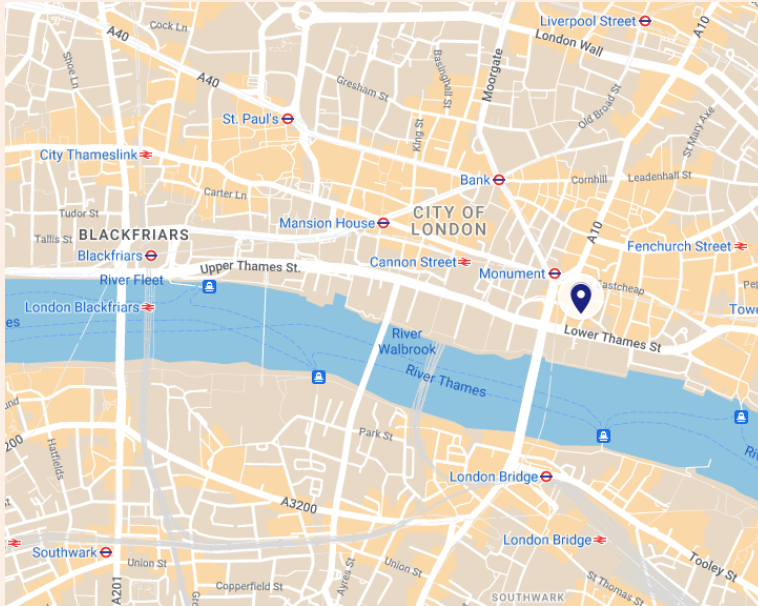
A contemporary and sustainable workspace overlooking the ever-changing London skyline, with the historic Monument column at the forefront.

24 Monument Place exhibits industry leading sustainability credentials, achieving a certified BREEAM 'Excellent' rating and an EPC 'B' rating.

The building design incorporates renewable technology, ensuring high levels of energy efficiency and reduced annual carbon emissions. The significantly reduced environmental impact lowers daily operating costs and is an exemplary design in London.

Location

Located in the heart of the City, Monument Place benefits from excellent transport links with London Bridge, Cannon Street, Monument, Bank, and Fenchurch Street station all within a 10-minute walk.



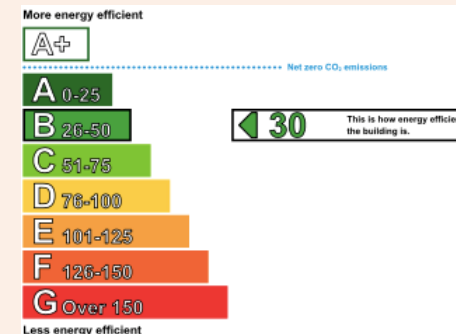
Cannon Street	⇒ ● ●	6 min 0.3 miles
London Bridge	⇒ ● ●	7 min 0.4 miles
Liverpool Street	⇒ ● ● ● ●	14 min 0.7 miles
Fenchurch Street	⇒	9 min 0.4 miles
Monument	● ●	1 min 98 yards
Bank	● ● ●	6 min 0.3 miles

Availability

Floor	Area (sq ft)	Rent (per sq ft)	Business Rates	Service Charge	Virtual Tour
4 th	9,836	£58.50	£21.00	£11.00	Click Here
3 rd	9,827	£57.50	£21.00	£11.00	Click Here

Sustainability

The property has an EPC rating of B (30). Full details are available upon request.



Terms

Sub Lease/Assignment until September 2025, or a new lease by arrangement with Landlord.
Available from March 2023.

Contact

Viewings strictly by appointment through sole agents:

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Nick Brennan

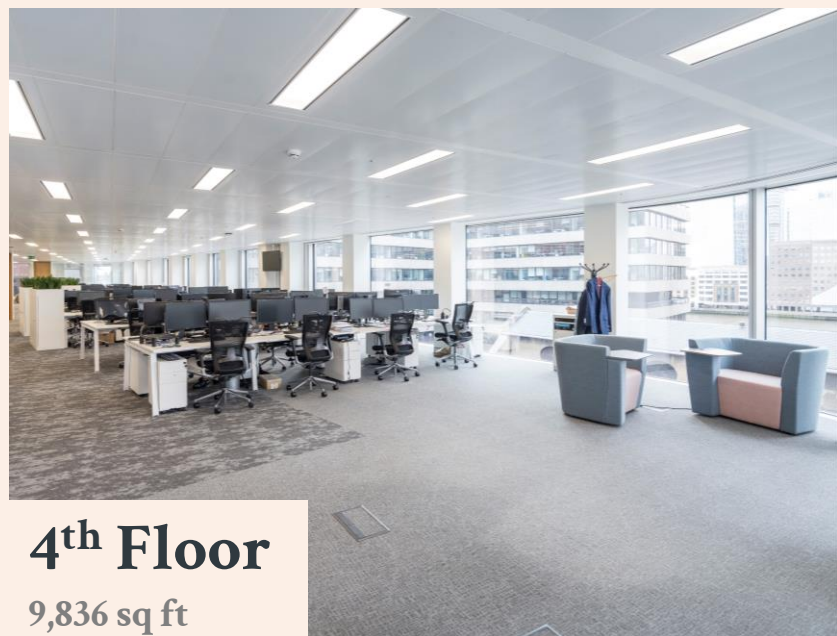
nick@rebasegroup.com

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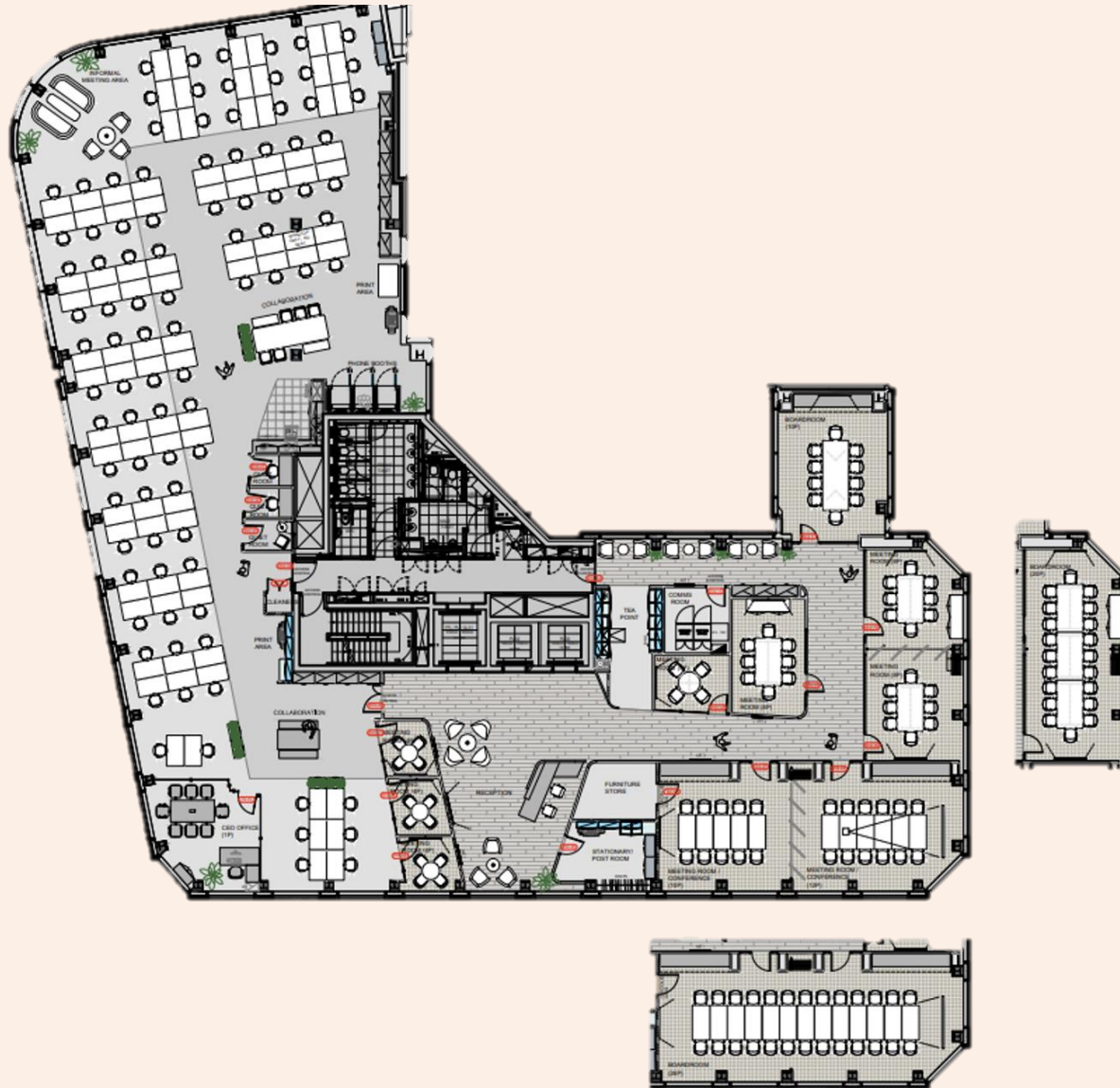
Disclaimer:

These particulars are prepared as a general outline for prospective purchases or Tenants and do not constitute nor form part of an offer contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

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4th Floor
9,836 sq ft



4th Floor

9,836 sq ft

Fit Out

- 93 x open plan desks
- 1 x 12 person boardroom
- 2 x 10 person boardroom
- 3 x 8 person meeting room
- 4 x 4 person meeting room
- 1 x executive office
- 1 x reception
- 2 x collaboration table
- 5 x informal meeting areas
- 2 x tea point
- 3 x quiet room
- 2 x print area
- 1 x cleaning cupboard
- 1 x furniture store
- 1 x stationery/post room
- 1 x comms room
- *Meeting room furniture not included

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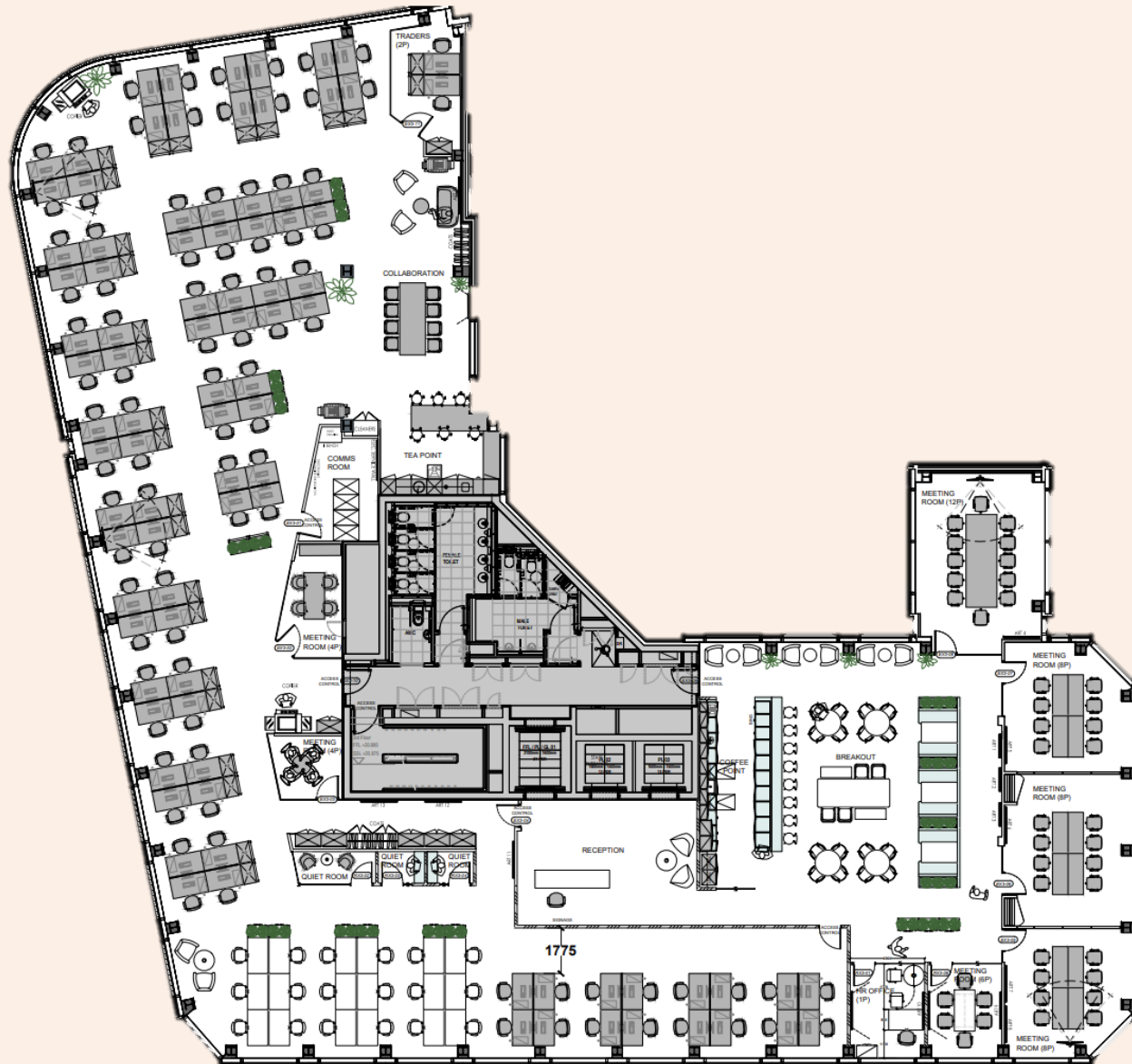


3rd Floor
9,827 sq ft



3rd Floor

9,827 sq ft



Fit Out

- 108 x open plan desks
- 1 x 12 person boardroom
- 3 x 8 person meeting room
- 2 x 6 person meeting room
- 2 x 4 person meeting room
- 2 x desks in offices
- 1 x collaboration table
- 4 x informal meeting areas
- 1 x breakout space
- 2 x tea point
- 3 x quiet room
- 4 x print area
- 1 x cleaning cupboard
- 1 x comms room
- *Meeting room furniture not included