
TO LET

108 Cannon Street, London EC4N 6EU

Fully Fitted Grade A Office Space

**3,358 - 12,984 Sq Ft
(312 - 1,206 Sq M)**

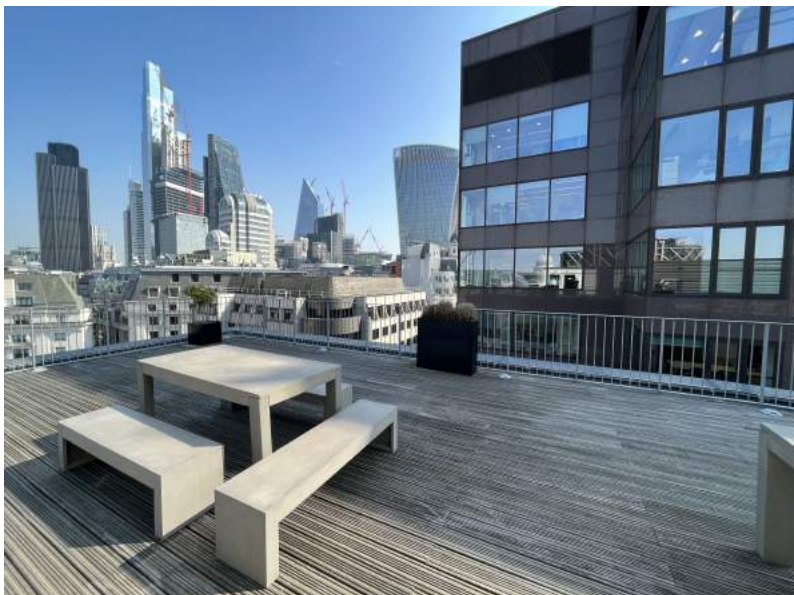


DESCRIPTION

108 Cannon Street is a fantastic modern office building which has been comprehensively refurbished and extended in 2016 by Morrow & Lorraine providing column free efficient fully fitted floor plates.

The property is situated on the corner of Cannon Street and Laurence Pountney Lane directly opposite the new Bank Station entrance.

- ✓ Fully Fitted Grade A Offices
- ✓ Double Height Foyer and Imposing Reception
- ✓ Communal Roof Terrace providing Exceptional Views
- ✓ Bike Storage, Shower Facilities
- ✓ VRF Air Conditioning
- ✓ Two Passenger Lifts
- ✓ BREEAM - Very Good
- ✓ Furniture Available by Separate Negotiation





ACCOMMODATION

Net Internal Areas	sq ft	sq m
Third	4,749	441
Second	4,877	453
Lower ground	3,358	312
Total	12,984	1,206

EPC

EPC Grade B-31

SERVICE CHARGE

L2 & L3: £12.45 per sq ft. LG: £8.70 per sq ft.

PASSING RENT

L2 & L3: £64.00 per sq ft. LG: £34.00 per sq ft.

BUSINESS RATES

L2 & L3: £26.55 per sq ft. LG: £19.30 per sq ft.

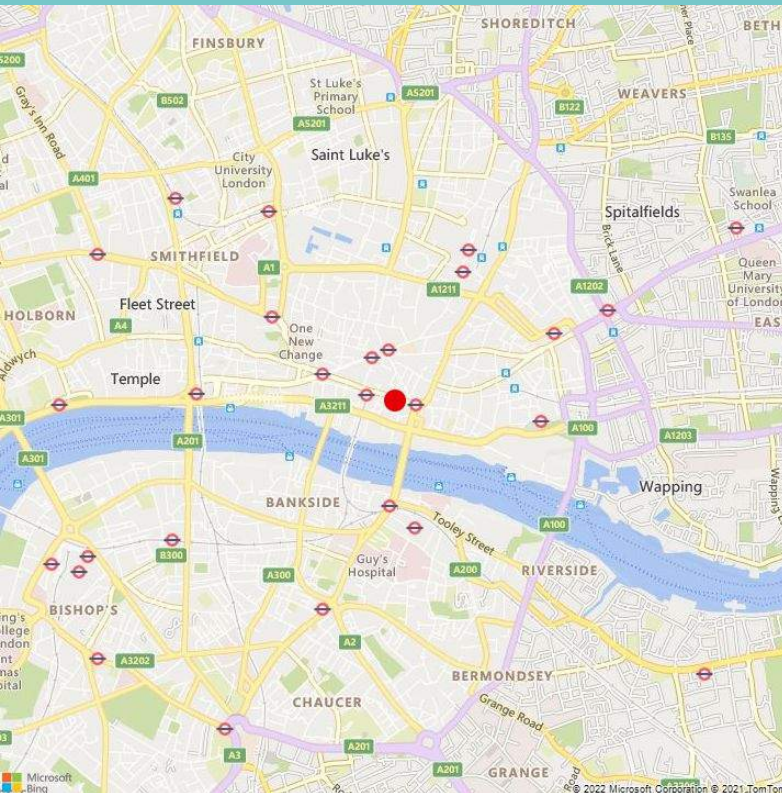
LEASE TERMS

Assignment or subletting to January 2023. Alternatively, a new lease direct from the landlord on terms by arrangement. Full terms on application.



LOCATION

The property is situated in the heart of the City on Cannon Street. Monument, Cannon Street, and Bank underground stations are all within a short walking distance as well as Cannon Street National Rail Station.



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Regulated by RICS 20-May-2022

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Harry Gelder
07873619947
Hgelder@lsh.co.uk

Craig Hinvest
07938 378 982
chinvest@lsh.co.uk