
TO LET

Ibex House
42-47 Minorities, London EC3N 1HA

**Ideal Space for Charities on Competitive
Terms**

3,000 - 6,000 Sq Ft
(279 - 557 Sq M)

Ibex House, 42-47 Minories, London EC3N 1HA



DESCRIPTION

Ibex House is a Grade II Listed art deco building designed by Fuller, Hall and Foulsham and originally constructed in the 1930s. The part 1st floor has 2 entrances and is ideally suited for a charity to share space with an existing charity to save cost and share amenities. Desks, cabling and common areas (kitchen/break out space, showers and 7 meeting rooms including board room) can be used on favourable commercial terms and are shared by the existing tenant (BBC Media Action). Any space from 3,000-6,000 sq ft can be made available.

- ✓ Mixture of open plan space and meeting rooms
- ✓ Air conditioning
- ✓ Metal tiled suspended ceilings with inset lighting
- ✓ Ground floor entrance soon to be redesigned
- ✓ Passenger lifts
- ✓ 24 hour access and security





ACCOMMODATION

Net Internal Areas	sq ft	sq m
Part 1st Floor - Option 1	3,000	279
Part 1st Floor - Option 2	6,000	557

TERMS

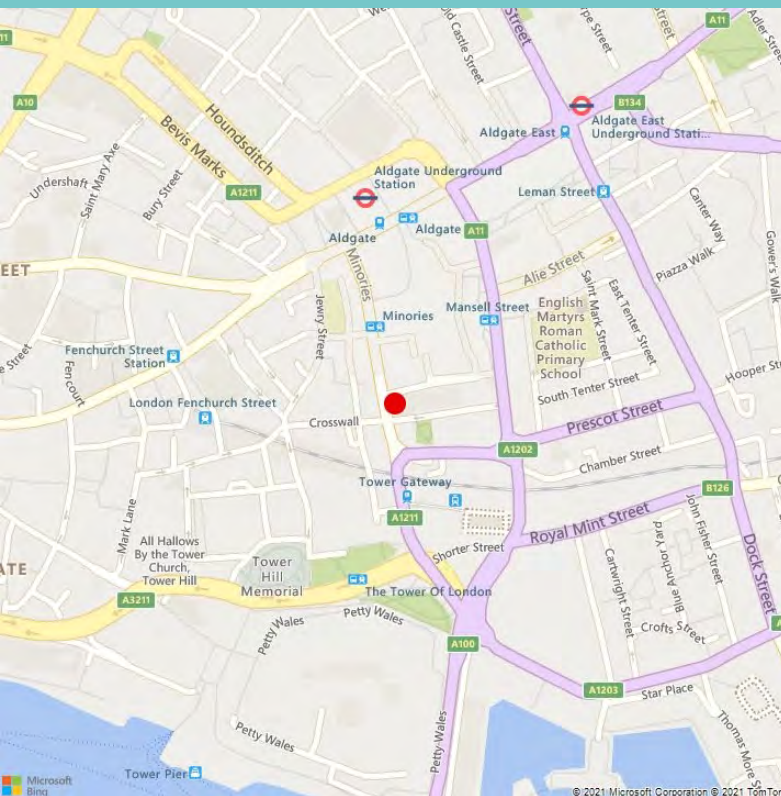
£55 per sq ft per annum inclusive of rent, rates, service charge but exclusive of VAT. Flexible lease arrangements from 12 months for a maximum term until March 2024.



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LOCATION

Ibex House is located on the east side of Minories at its junction with Haydon Street. Aldgate, Fenchurch Street mainline station, Tower Hill underground station and Tower Gateway DLR station are all close by.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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