



SMALL OFFICE SUITES WITH FIBRE!

First Floor Office Suites, 123 Minories, London, EC3N 1NT

To Let - First Floor Office Suites
Comprises two office suites, both with great natural daylight
Available as a whole or individually

Summary

Tenure	To Let
Available Size	920 sq ft / 85.47 sq m
Rent	please refer to availability table
Service Charge	Included in rent
Business Rates	Included in rent
EPC Rating	B (44)

Key Points

- LED lighting
- Shower and lower ground floor bicycle storage
- Each office suite comprises 460 sq ft - available as a whole or individually
- Building is fibre enabled
- Air-conditioning
- 8 person meeting room (for hire)
- Available furnished or unfurnished

First Floor Office Suites, 123 Minories, London, EC3N 1NT

Summary

Available Size	920 sq ft
Rent	please refer to availability table
Business Rates	Included in rent
Service Charge	Included in rent
VAT	Not applicable
EPC Rating	B (44)

Description

123 Minories is a high quality office building, housing a variety of tenants, including IT consultants, lift consultants, shipping consultants and project managers. The Freeholder has incorporated important features, such as high speed fibre, shower room, bicycle storage, meeting room with video conference capability (for hire).

123 Minories is enabled with a high speed fibre connection.

Location

Located at the junction with Crosswall, the immediate area provides a good selection of amenities, including hotels, restaurants, bars and coffee shops. Tower Hill and Aldgate stations are both within easy walking distance.

St Katharine's Dock is within walking distance a wide variety of independent restaurants, bars and coffee shops and plenty of outside seating.

Accommodation

The demise comprises two equal sized office suites located on the fourth floor, with use of private roof terrace

Name	Description	Size	Rent
1st - Front (Minories) Elevation	Front (Minories) Elevation	460 sq ft	£44,000 /annum all inclusive (rent, service charge, business rates, insurance, small power, fibre)
1st - Rear (Vine Street) Elevation	Rear (Vine Street) Elevation	460 sq ft	£40,000 /annum all inclusive (rent, service charge, business rates, insurance, small power, fibre)

Specification

Air-conditioning, LED lighting, perimeter trunking, fibre enabled, communal kitchenette.
24 hour access, shower room (recently refurbished), secure space to store bicycles.
Ground floor meeting room (for hire).
Lower ground floor storage rooms available (price upon application).

Viewings

Viewings by appointment only via sole agents, Kinney Green.

Terms

A new lease directly from the Freeholder.



Viewing & Further Information

Jo Gospage
0207 643 1506 | 07887 571453
J.gospage@kinneygreen.com

Charles Fogg
0207 643 1532 | 07841782124
c.fogg@kinneygreen.com

Misrepresentation Act: Kinney Green LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Kinney Green LLP has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.