

TO LET - OFFICE

FRESH WHARF

3 Lower Thames Street, EC3R 6HD



Key Highlights

- 1,937 to 135,219 sq ft
- 2,700mm floor to ceiling height
- 25,160 sq ft of total terrace
- BREEAM Excellent
- 150mm raised floors
- Dual entrance with double height reception
- WiredScore Silver
- Feature cycle entrance

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Description

Fresh Wharf has sweeping dual entrances into a reception finished in high quality materials that invites everyone through with a grand arrival. Activated with social spaces throughout that work from the moment you arrive. Picking up a coffee from the lobby cafe to enjoy in the landscaped courtyard or riverside garden, or on your way up to the business lounge.

The floors provide dedicated state-of-the-art office space. Look out 360° with unlimited natural light from all sides. A carefully maximised design with a Cat A fit-out with an enviable view.

From the terraces, take in London's iconic vista from the south facing aspect that gives the Thames below a golden glow.

Location

Bridging the City and the Southbank. On the riverside, with a vista of the Thames with London Bridge on the doorstep.

Bank, London Bridge, Cannon Street, Fenchurch Street and Tower Hill tube stations are all under a 10 minute walk from the building, with Liverpool Street, Waterloo, King's Cross St Pancras, Victoria and Paddington rail stations all less than a 25 minute tube journey away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
10th	1,937	179.95	Available
9th	6,598	612.97	Under Offer
8th	6,620	615.02	Under Offer
7th	17,234	1,601.09	Under Offer
6th	17,201	1,598.03	Under Offer
5th	17,266	1,604.06	Under Offer
4th	16,663	1,548.04	Under Offer
3rd	17,223	1,600.07	Under Offer
2nd	11,377	1,056.96	Available
1st	12,702	1,180.05	Available
Ground	6,684	620.96	Available
Ground - Reception	4,833	449	Available
Total	136,338	12,666.20	



Contact

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