



Excellent City Core location with refurbished reception and new end of trip facilities. Fitted 3rd floor available now

30 Coleman Street

EC2R 5AL

Office

TO LET

4,479 sq ft

(416.11 sq m)

- Prime location
- Fully fitted and ready to occupy
- Manned reception
- End of trip facilities
- Refurbished common parts

30 Coleman Street, London, EC2R 5AL

Summary

Available Size	4,479 sq ft
Rent	£61 per sq ft
Rates Payable	£23.11 per sq ft
Rateable Value	£180,000
Service Charge	£18.12 per sq ft
Estate Charge	N/A
EPC Rating	C (70)

Description

The 3rd floor provides ready to occupy accommodation including 40 desks, 4 meeting rooms and a kitchen and break out area.

Available via a sub-lease or assignment. The lease expires in January 2031 and has a tenant only break option in January 2029. The lease is contracted outside the Landlord & Tenant Act.

The building benefits from a newly refurbished reception and newly installed end of trip facilities.

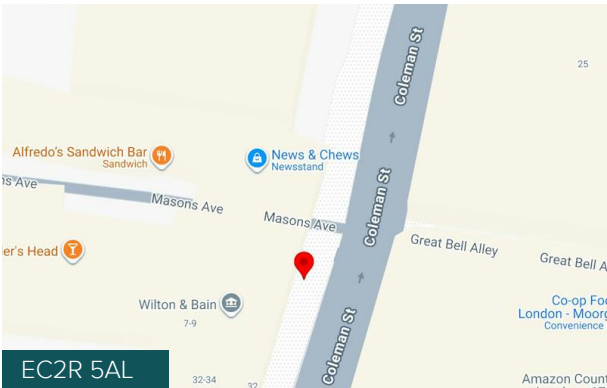
Location

30 Coleman Street is in a Prime City Core location just 5 minutes walk from Bank Underground Station and 3 minutes from Moorgate Elizabeth Line Station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	4,479	416.11	Available
Total	4,479	416.11	



Viewing & Further Information



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