



**City core offices available to let with new landlord fit out on Level
2 and 4**

100 Cannon Street
EC4N 6EU

Office

TO LET

2,216 to 23,455 sq ft
(205.87 to 2,179.04 sq m)

- Shared Roof Terrace
- Manned reception
- 24 hour access
- Raised floor
- Two passenger lifts
- Bicycle storage & showers
- Building App

Summary

Available Size	2,216 to 23,455 sq ft
Rent	£52.50 - £62.50 per sq ft pax
Rates Payable	£24.75 per sq ft £23.49 - £24.75 est pa (25/26)
Service Charge	£16.01 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	E (102)

Description

100 Cannon Street is a fully flexible and versatile office building on a prime street in the core of the City of London, offering 14,184 sq ft of available office space. The building offers occupiers a spacious and luminous environment across its different floors. 100 Cannon Street benefits from being set on a prominent corner position on the south side of Cannon Street.

Location

100 Cannon Street is perfectly located for moving around the City, with Cannon Street station (National Rail, Circle and District Line) under a minutes' walk away (100 metres) and the newest Bank Station entrance directly opposite (Central, Northern, Waterloo & City and DLR).

The area is well served by a renowned amenity offering, including Bloomberg Arcade, One New Change, The Royal Exchange (all within a short walk), and a wide variety of shops and restaurants close by.

Accommodation

The accommodation comprises the following NIA(s):

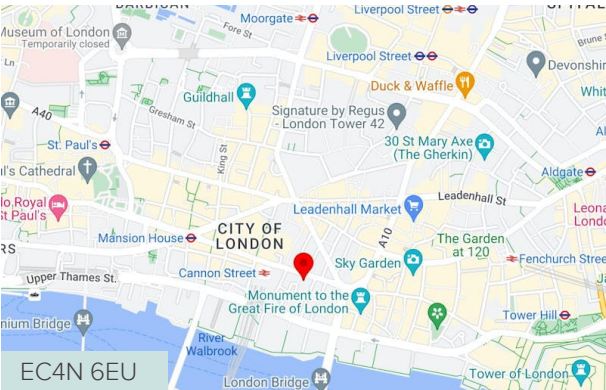
Name	sq ft	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
7th	3,583	-	£24.75	£16.01	£12,170.26	£146,043.08	Coming Soon
5th	5,688	-	£24.75	£16.01	£19,320.24	£231,842.88	Coming Soon
4th - Part	2,216	£62.50 /sq ft	£24.75	£16.01	£19,068.68	£228,824.16	Coming Soon
2nd	6,024	£59.50 /sq ft	£23.49	£16.01	£49,698	£596,376	Coming Soon
1st	5,944	£52.50 /sq ft	£23.49	£16.01	£45,570.67	£546,848	Coming Soon

Viewings

Viewings by prior arrangement through joint sole agents Ingleby Trice and CBRE.

Terms

A new lease direct from landlord is available for a term by arrangement.



Viewing / further information

Jonty Robinson
02070293616 | 07748654997
j.robinson@inglebytrice.co.uk

Malcolm Trice
07791 049792
m.trice@inglebytrice.co.uk

Teddy Toalster
07889 848150
t.toalster@inglebytrice.co.uk

CBRE LTD (Joint Agent)

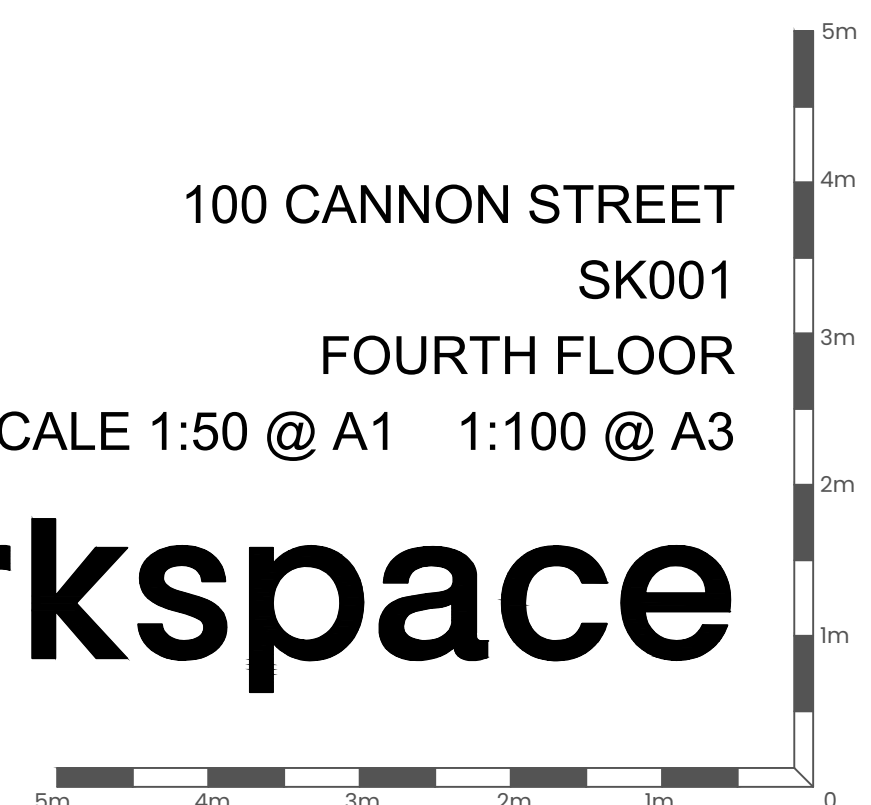
Ingleby Trice
10 Foster Lane, London EC2V 6HR
inglebytrice.co.uk
+44 (0)20 7029 3610



2,216 SQ FT

100 CANNON STREET
SK001
FOURTH FLOOR
SCALE 1:50 @ A1 1:100 @ A3

zero workspace



General Arrangement

Second Floor Day 2

Accommodation Schedule

Workstations (1600x800mm)	58
Workstations (1400x800mm)	12
10 Person Meeting Room	01
6 Person Meeting Room	03
4 Person Meeting Room	01
Holding Area	01
Tea Point	01
Collaboration Areas	01
Call Pods (Built In)	02
Copy & Print	01

Area	560 sq m
Occupancy	1:8

The Brief

- Replace flooring to vinyl in walkways and breakout
- Install collaborative furniture
- Install additional 2 meeting rooms
- Acoustic wall treatments installed to meeting rooms
- Improve arrival experience

