



## 5-10 Bury Street, London, EC3A 5AT

Fitted Offices in a Prime EC3 Location

### Summary

|                |  |
|----------------|--|
| Tenure         | To Let                                       |
| Available Size | 2,632 to 6,492 sq ft / 244.52 to 603.13 sq m |
| Rent           | £45 per sq ft                                |
| Service Charge | £16.94 per sq ft includes utilities and VAT  |
| Business Rates | Please refer to availability table           |
| EPC Rating     | B (42)                                       |

### Key Points

- No VAT
- End of trip facilities
- Two passenger lifts
- New lease from the Landlord
- Commissionaire
- LED lighting

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## Description

5-10 Bury Street, EC3, is a prominent office building in London's insurance district, offering modern workspace, stylish interiors, and close proximity to Lloyd's of London and key transport links.

## Location

The building is located on Bury Street in the heart of the insurance district, adjacent to 30 St Mary Axe and close to Bishopsgate, Liverpool Street, Bank and Fenchurch Street stations.

## Accommodation

The accommodation comprises the following areas:

| Name  | sq ft  | sq m   | Rent (sq ft) | Availability |
|-------|--------|--------|--------------|--------------|
| 4th   | 3,667  | 340.68 | £45          | Under Offer  |
| 5th   | 2,632  | 244.52 | £45          | Coming Soon  |
| 2nd   | 3,860  | 358.61 | £45          | Available    |
| Total | 10,159 | 943.81 | £45          |              |

## Specification

Fit-Out includes - phone booth and kitchenette

LED Lighting

2 x passenger lifts

Bicycle store

Shower and locker facilities

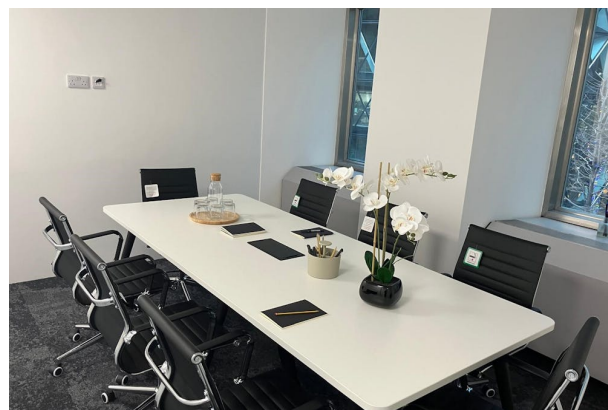
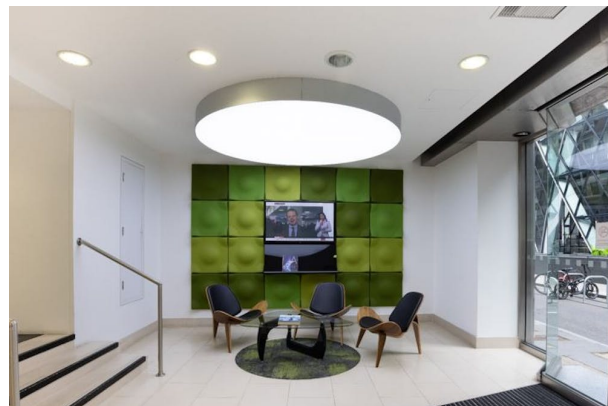
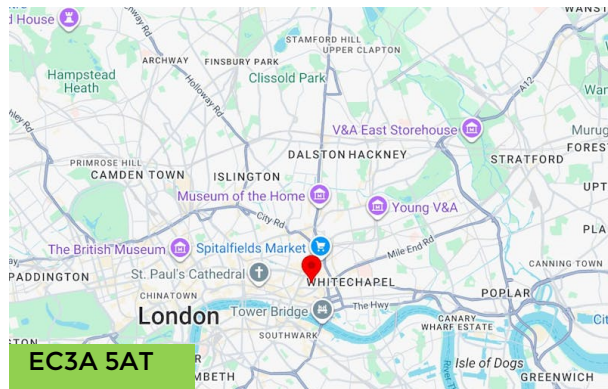
Manned front desk with receptionist

## Viewings

By appointment only via sole agents, Kinney Green

## Terms

A new lease from the Landlord, for a term by arrangement



## Viewing & Further Information

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