



## SUPERBLY FITTED PART FLOOR IN ICONIC BUILDING

**Part 13<sup>th</sup> Floor**  
**70 St MARY AXE, LONDON, EC3**  
**4,500 SQ FT APPROX.**



### Location

This new building is situated in the heart of the city surrounded by local amenities and excellent transport links. Restaurants, gyms and attractions are all in close proximity including, Duck and Waffle, Equinox Gym and The Sky Garden. Transport links are all within walking distance such as, Liverpool Street, Bank and Aldgate which includes Central, Northern, DLR, Waterloo and City, Circle and Metropolitan lines, as well as Fenchurch Street mainline station.

#### Chartered Surveyors + Property Consultants

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## Accommodation

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Floor	Size, sq ft (sq m) approx
Part 13 <sup>th</sup>	4,500 sq ft

## Amenities

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- Headquarters building
- Striking façade
- Furnished if required
- Multiple bike spaces, showers & locks
- Impressive double height entrance lounge
- Plug and play offices
- BREEAM excellent rating
- Flexible lease terms

## Lease

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A new sub- lease is available for a term until 9<sup>th</sup> October 2024.

## Rents, Rates & Service Charge

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Rent (per sq ft)	Rates (per sq ft)	S/C (per sq ft)
£75.00 psf	£27.00 (Est)	£11.00

## VAT

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This building is elected for VAT.

## EPC

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Rating – A 25

## Possession

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Immediate.

## Viewings

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Strictly by appointment through Joint Agents, Kinney Green and Flexi Offices:

Kim White  
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