



kinneygreen

property details

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## Second Floor 8 Laurence Pountney Hill London, EC4

940 sq ft (87.32 sq m) approx

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### Location

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This period building has been recently redecorated and commands a prominent position on the south side of Cannon Street. Transport facilities are provided by Cannon Street Station mainline and underground (District and Circle lines) Bank and Monument underground stations (DLR, Central, Northern, District and Circle Lines).

#### Chartered Surveyors + Property Consultants

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## Accommodation

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The available suite comprises the following approximate areas:

Floor	Size psf (sq m) approx
<b>Second Floor</b>	<b>940 sq ft (87.32 sq m)</b>



## Amenities

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- Ceiling mounted Air Conditioning Units / Heating
- Telephone System with Answering Service
- Conference and Meeting Rooms
- Secretarial Facilities
- Kitchen and Shower Facilities
- Cabling to building
- Secondary Glazing
- Good Natural Light

## Lease

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Leases available for 1 to 5 years.

## EPC

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Rating – E 121

## Possession

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Immediate.

## Rents, Rates & Service Charge

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Floor	Rent (pa) (psf)	Rates (psf) 19/20	Service Charge (psf)
<b>Second Floor</b>	£70,500 (£47.50 psf)	£17.40	£10.00

## Viewings

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By appointment through joint agents:

Kim White  
DDI: 020 7643 1506

Emma Burgess  
DDI: 020 7643 1533

Adrian Goldney  
DDI: 020 3929 0929

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