

SUBJECT TO CONTRACT

Location

The property is located on the south side of Lower Thames Street and benefits from excellent communications. It is a short walk from Monument, Bank, Fenchurch Street and London Bridge underground and mainline stations, providing access to Northern, Jubilee, Waterloo & City, Central, Circle and District lines, as well as mainline rail services.

Description

A landmark office building with an iconic blue glazed elevation on the north side of the River Thames.

Amenities

- Recently refurbished reception, entrance and common parts
- Ground floor café amenity
- Panoramic river views
- Air conditioning
- Fully accessible raised floors
- 24 hour security and manned reception
- Bicycle racks and shower facilities

Viewing

Viewing strictly by appointment through sole agents Cushman & Wakefield.

Lease

Available by way of a new lease direct from the Landlord



Costs	Per sq ft exclusive
Guiding Rent	£55.00
Rates (estimated)	£18.60
Service Charge	£14.00

Floors	Availability	Area (sq ft)
3 rd	Available Now	21,152
Pt 1 st	Available Now	11,630
G	Available Now	3,256
TOTAL		36,038

10 Lower Thames Street, EC3

From 3,256 – 36,038 sq ft

Offices to Let – River Views

For more information, contact:

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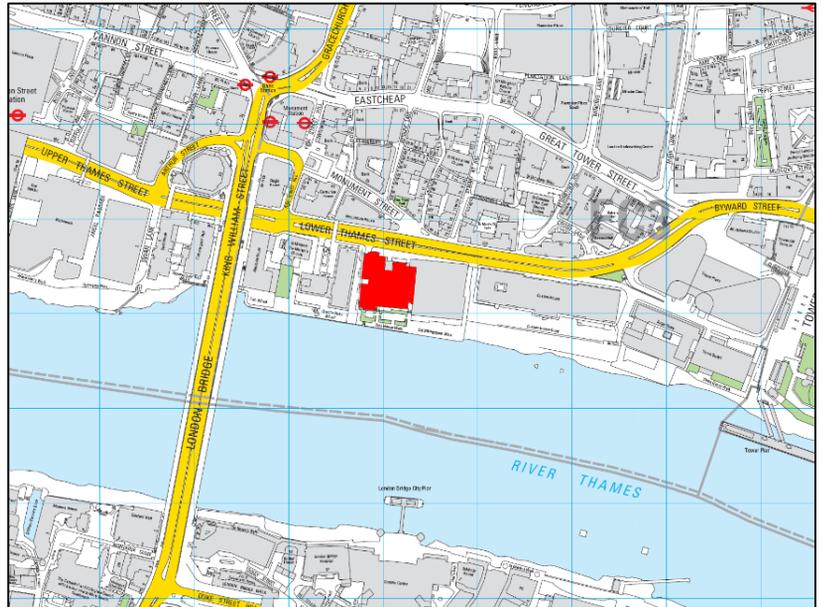
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Location



1st Floor Plan

