



77 Mansell Street, London, E1 8AN

5,795 SQ FT | 5,855 SQ FT | 11,650 SQ FT

HIGH QUALITY FULLY FITTED 'PLUG & PLAY' OFFICE FLOORS TO LET

Summary

Tenure	To Let
Available Size	5,795 to 11,650 sq ft / 538.37 to 1,082.32 sq m
Rent	£42.50 per sq ft
Service Charge	£11 per sq ft
Rates Payable	£17.99 per sq ft

Key Points

- High quality fully fitted accommodation
- Designated parking / storage available by separate arrangement
- NO VAT PAYABLE
- Communal visitor lounge (ground floor)
- Manned reception
- 2x passenger lifts
- Impressive communal meeting / conference facilities available by arrangement
- Uninterrupted views East

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Rates Payable	£17.99 per sq ft
Service Charge	£11 per sq ft
Car Parking	Parking potentially available by separate arrangement
VAT	Not applicable. Non VAT elected
EPC Rating	C (73)

Description

The available accommodation is arranged over the entire 2nd and 3rd floors comprising some 5,795 sq ft and 5,855 sq ft respectively.

The Third floor is currently configured to provide; a large reception area (which could easily become additional desk space), a large kitchen and breakout area, 66 desks open plan, large print area, two 4 person meeting rooms, three phone booths / individual offices, and a soft seating breakout area.

The Second floor will be available from September 2024 in either CAT A condition, or, fully fitted CAT A + configuration.

The building is accessed via a smart ground floor manned reception and enjoys a ground floor visitor lounge with a coffee machine and a soft seating area. The building also benefits from a variety of communal meeting rooms, showers and bike racks.

Location

77 Mansell Street is an attractive modern office building located on the East side of Mansell Street close to the junction with Portsoken Street.

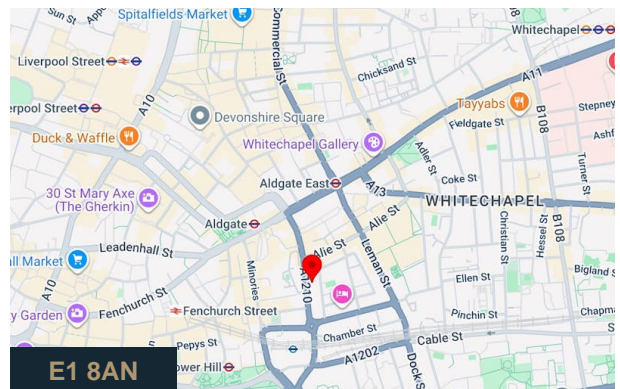
Aldgate (Circle and Metropolitan lines), Aldgate East (District and Hammersmith & City lines), and Tower Hill (Circle and District lines) are the nearest underground stations, with London Bridge (Jubilee and Northern lines and National Rail), Cannon Street (National Rail, Circle, and District lines) and Fenchurch Street (National Rail) stations also being within walking distance

Accommodation

Name	sq ft	sq m	Service Charge	Total year	Availability
4th	4,970	461.73	£11 /sq ft	£347,253.90	Let
3rd	5,855	543.95	£11 /sq ft	£420,096.25	Available
2nd	5,795	538.37	£11 /sq ft	£412,719.90	Available
Total	16,620	1,544.05		£1,180,070.05	

Terms

New lease(s) direct from the Landlord for a term by arrangement



Viewing & Further Information



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Mansell Street
Third floor

Total: 66
workstations

