



OFFICE TO LET

100 LOWER THAMES STREET

London, EC3R 6DL

REFURBISHED OFFICE SPACE AVAILABLE ON LOWER THAMES STREET

[HTTPS://100LOWERTHAMESSTREET.COM/](https://100lowerthamesstreet.com/)

2,928 TO 22,445 SQ FT (272.02 TO 2,085.21 SQ M)



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk



DETAILS

DESCRIPTION

100 Lower Thames Street is a substantial office building arranged over ground and eight upper floors. The building benefits from a substantially refurbished, double height entrance off St Mary At Hill. The ground floor has been refurbished to provide a new Category B fitout.

ACCOMMODATION

The accommodation comprises of the following

Floor/Unit	Size	Rent (sq ft)	Availability
8th	4,844 sq ft	-	Let
5th	3,210 sq ft	-	Let
4th	8,719 sq ft	-	Coming Soon
3rd	5,674 sq ft	£57.50	Available
1st	5,124 sq ft	-	Coming Soon
Ground	2,928 sq ft	£52.50	Available
Total		£55	

KEY FEATURES

- Substantially refurbished reception
- New secure bike storage
- Shower facilities
- Very good natural light
- New LED lighting
- Refurbished air conditioning
- Hybrid suspended ceilings
- Raised floors
- New passenger lifts

OUTGOINGS

- **Rent:** £55 per sq ft
- **Rates:** £20.34 per sq ft
- **Service charge:** £15.01 per sq ft

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TO REQUEST A VIEWING CALL US 0207 338 4000



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LOCATION



The building is prominently located on the corner of Lower Thames Street and St Mary At Hill. Communications are excellent with both Monument (Circle, District, Central, Northern), Tower Hill (Circle, District and DLR) and Cannon Street underground stations within a few minutes walk.

CONTACT US

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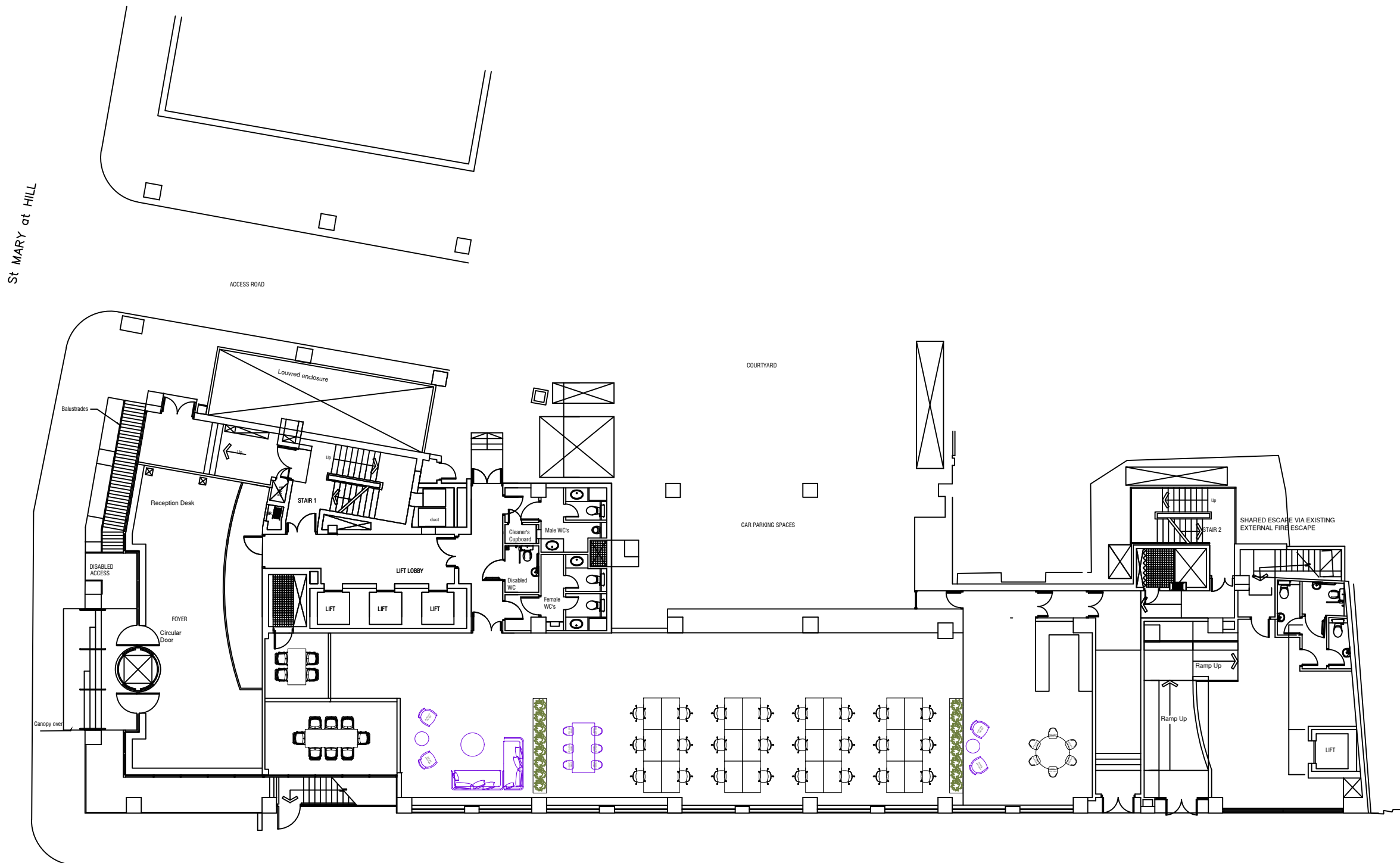
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 - ALL WORKS ARE SUBJECT TO STATUTORY APPROVALS AND DETAILED SITE SURVEYS.

— NEW FURNITURE



1 GROUND FLOOR PLAN
SCALE 1:200

H	
G	
F	
E	
D	
C	
B	
A	

SITE ADDRESS
100 LOWER THAMES STREET
LONDON

**GROUND FLOOR
SPACE PLAN**

DRAWING NO.	100LTS_P01_100		
ISSUE FOR INFORMATION			
PROJECT NO.	SCALE	1:200@A3	
DRAWN BY	ORD	REVISION	
CHECKED BY		DATE	28/01/2025



5 ALDERMANBURY SQUARE, LONDON, EC2V 7BP

