



TO LET

995 TO 3,980 SQ FT
(92.44 TO 369.75 SQ M)

£40.20 PER SQ FT

Smart A/C office floors to rent in this prestigious corner building on Eastcheap.

- Air Conditioning
- Central Heating
- Entryphone system
- Perimeter/underfloor trunking
- Passenger lift
- 24 hr access

Summary

Available Size	995 to 3,980 sq ft
Rent	£40.20 per sq ft
Rates Payable	£18.85 per sq ft
Service Charge	£11.50 per sq ft To Y/E 25/12/25
VAT	Applicable
Estate Charge	N/A
EPC Rating	C

Description

Each of the floors forms an L-shaped office, has excellent natural light and great views looking over Eastcheap.

Location

The building is situated on the south side of Eastcheap near to St Mary At Hill and Lovat Lane in the Heart of the City of London.

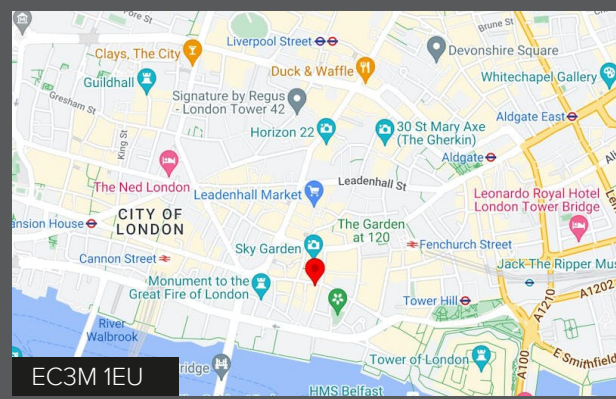
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	995	92.44	Available
3rd	995	92.44	Available
2nd	995	92.44	Available
1st	995	92.44	Available
Total	3,980	369.76	

Administration Fee

Lease/s are subject to a one off administration fee of £1,500 plus VAT



Viewing & Further Information



Tim Gale

020 7404 5043 | 07713 482351
tgp@galepriggen.co.uk

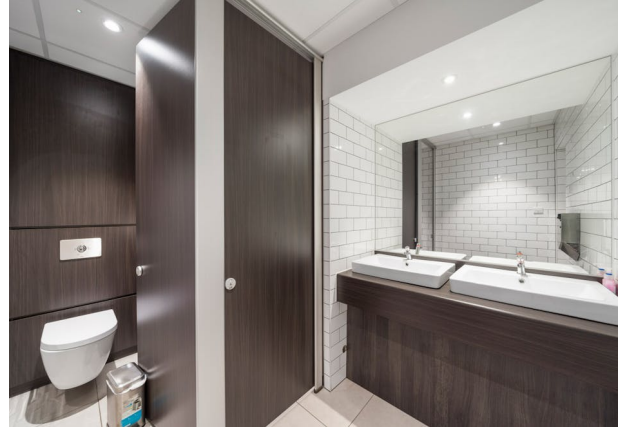


Clarke Buxton

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Energy performance certificate (EPC)

1ST FLOOR
22-28 Eastcheap
LONDON
EC3M 1EU

Energy rating

C

Valid until: 13 August 2028

Certificate number: 9482-3068-0183-0904-4091

Property type B1 Offices and Workshop businesses

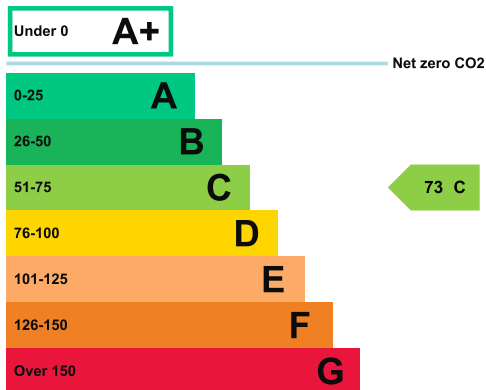
Total floor area 113 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

28 B

If typical of the existing stock

83 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	50.35
Primary energy use (kWh/m ² per year)	298

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0444-0948-8139-2698-0002\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Zamir Borg-Mirza
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO003881
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	EPC Assure Ltd
Employer address	20-22 Wenlock Road London N1 7GU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 August 2018
Date of certificate	14 August 2018
