

TO LET - OFFICE

# 42 TRINITY SQUARE

EC3N 4TH



## Key Highlights

- 1,881 to 3,089 sq ft
- New air conditioning and lifts
- Adjacent to Tower Hill underground station
- Can be offered in CAT A or CAT B
- Metal tiled ceilings
- Raised access floors

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## Location

Located opposite the Tower of London, 42 Trinity Square is situated next to Tower Hill underground station and moments from Fenchurch Street station. The amenities of St Katharine Docks, Leadenhall Market and Aldgate are all within a short walk.

## Description

42 Trinity Square has been comprehensively refurbished to provide contemporary office accommodation with a stunning reception, landscaped courtyard and roof terrace. There are views to the rear over the Roman London Wall.

The space can be offered in fully fitted, plug and plan condition.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
4th	2,018	187.48	To Let	Let
3rd	2,187	203.18	To Let	Let
2nd	2,186	203.09	To Let	Available
1st	2,186	203.09	To Let	Let
Ground	1,208	112.23	To Let	Let
Lower Ground	1,881	174.75	To Let	Let
<b>Total</b>	<b>11,666</b>	<b>1,083.82</b>		

## Specification

- Prestige reception
- New Air Conditioning
- New metal raised access floors
- New suspended perforated ceiling tiles
- Exclusive landscaped courtyard
- Communal showers, lockers and bike racks

## Terms

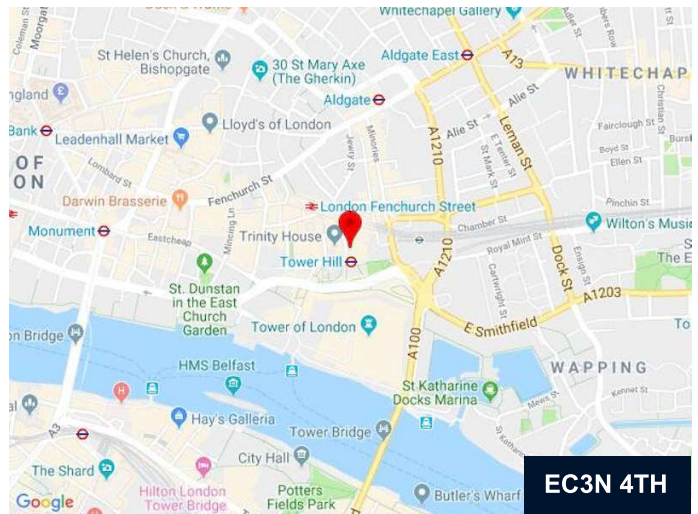
A new lease for a term by arrangement with the landlord.

Rent From £52.50psf - £65.00psf for CAT A+

Rates £24.61 psf

Service Charge £8.86 psf

Also available fully managed and with the benefit of a bespoke fit out (by Savills PIVOT). Leases available for a term of 2+ years at an all-inclusive rental figure (POA).



## Contact

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