



Full Cat B floors available
in an iconic skyline
building with on-site
facilities and a new
building reception.

- Iconic London building
- 24 hr security
- NO VAT
- On-site eateries
- Great natural light

The Gherkin

30 St Mary Axe, London, EC3A 8AF

AVISON
YOUNG



Summary

Available Size	13,299 to 28,644 sq ft / 1,235.52 to 2,661.11 sq m
Rent	£62.50 - £65.00 per sq ft NO VAT
Rates Payable	£22.48 per sq ft
Service Charge	£19.33 per sq ft
Estate Charge	N/A
EPC	Upon enquiry

Property Highlights

Both the 3rd and the 8th floors are available in one of the most iconic buildings in London. The Gherkin cuts a stunning figure in the city skyline as well as offering amazing views across the city; making it an attractive place to work.

The available office space has been refurbished to Category B standard offering a generous amount of desks, meeting rooms and break out spaces. The reception has recently been remodelled giving it an impressive entrance. The office is located on a circular floor allowing views from every aspect from the double height floor space. And, if you get bored of the views you could always venture out to the on-site coffee bar, lounge bar or ramp it up a level with fine dining at Searcys at the very top of the tower.

Location

The building itself offers a range of extras for lunchtime's including the Gherkin Street Food Plaza, a Lounge Bar on level 40, artisan bakery at Notes and fine dining at the top from Searcy's. 30 St.

Mary Axe is located in the heart of the city within the tower cluster which is home to a range of occupiers including the tech sector, media, finance and insurance.

The area was historically known as the insurance district but has now become a magnet for a more eclectic range of sectors with a diverse mix of bars and ever-evolving café's, bars and retail right on the doorstep.

Accommodation

The accommodation comprises of the following

Name	sq ft	Availability
13th - CAT A	5,162	Under Offer
8th - Fitted	15,345	Available
3rd - Fitted	13,299	Available
Total	33,806	

Specification

Tripe height reception
Four pipe fan coil air conditioning
2.75m finished floor to ceiling heights
Fully raised accessible raised floors with 150mm void
Cycle storage and allocated spaces available
Impressive views
16 high speed 21 person passenger lift
24-hour security and access

Terms

A new sublease (s) is available for a term by arrangement up to July 2031 contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 (Part II) as amended.

VAT

No VAT



James Walker

02079112049 | 07957388184

james.walker@avisonyoung.com



Harriet De Freitas

07940516827 | (0)7940 516 827