

## Newly Refurbished Offices

100 Lower Thames Street, London, EC3



### Transport Links

- 0.12 miles from Monument
- 0.25 miles from London Bridge
- 0.32 miles from Cannon Street
- 0.40 miles from Bank

### Lease

New leases are available direct from the landlord.

### Rent

5<sup>th</sup> Floor West £57.50 per sq. ft.

Ground Floor £52.50 per sq. ft.

### Service Charge

Estimated at £12.60 per sq. ft.

### Accommodation

|                            |               |                   |
|----------------------------|---------------|-------------------|
| 5 <sup>th</sup> Floor West | 3,181 sq. ft. | 296m <sup>2</sup> |
| Ground                     | 2,928 sq. ft. | 272m <sup>2</sup> |

### Rates Payable (2024/25)

Estimated at £20.19 per sq. ft.

However, all interested parties should make their own enquiries.

### VAT

The building has been elected for VAT.

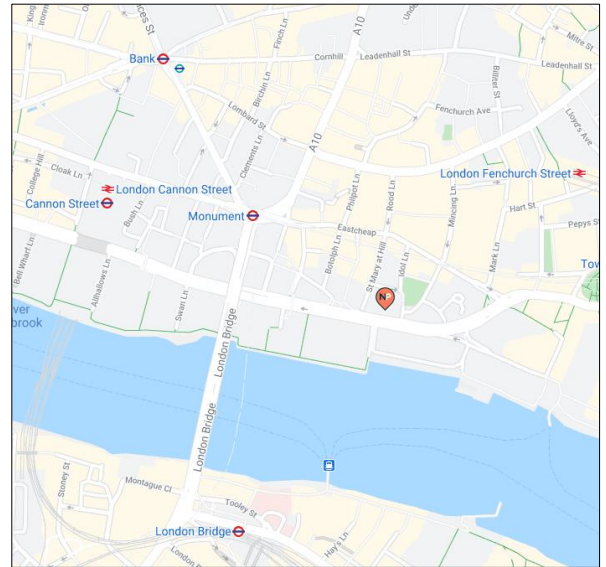
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Peek House  
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## Amenities

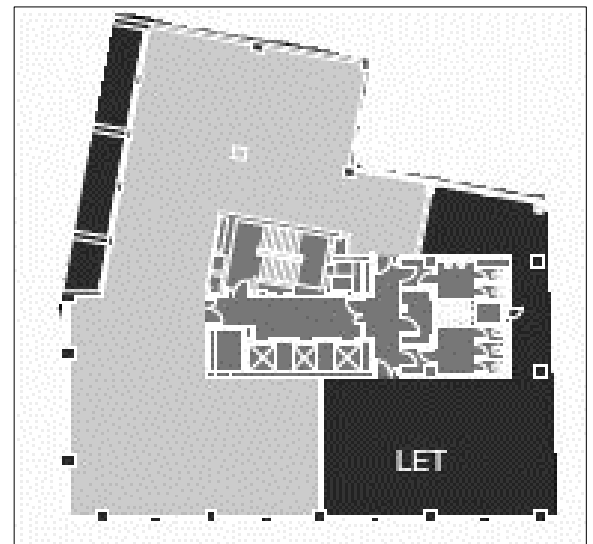
- New CAT A condition
- Newly Refurbished reception
- New VRF Air Conditioning
- Upgraded end of trip facilities
- Very good on-floor natural light
- New LED lighting
- New hybrid suspended ceilings
- River Views
- New wood finish vinyl flooring
- EPC B Rating



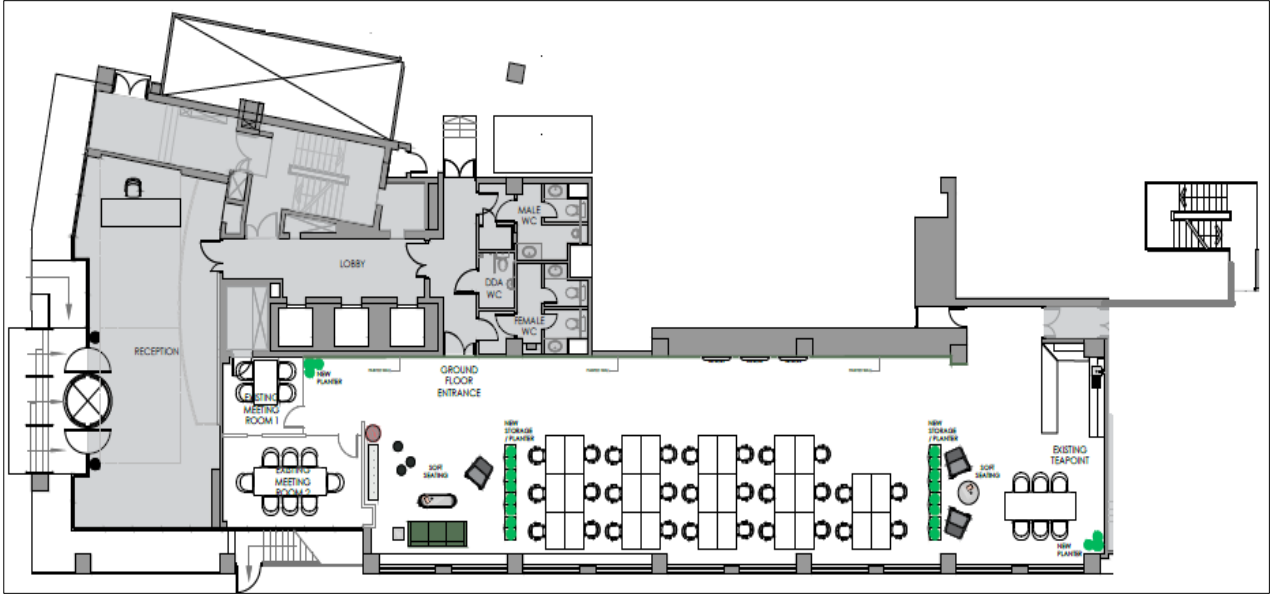
5<sup>th</sup> Floor West Space



5<sup>th</sup> Floor West Floorplan



## Ground Floor Layout



## Ground Floor Space



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