



## 77 Mansell Street, London, E1 8AN

5,795 SQ FT | 5,855 SQ FT | 11,650 SQ FT

HIGH QUALITY FULLY FITTED 'PLUG & PLAY' OFFICE FLOORS  
TO LET

- High quality fully fitted accommodation
- Designated parking / storage available by separate arrangement
- NO VAT PAYABLE
- Communal visitor lounge (ground floor)
- Manned reception
- 2x passenger lifts
- Impressive communal meeting / conference facilities available by arrangement
- Uninterrupted views East

## Overview.

5,795 SQ FT | 5,855 SQ FT | 11,650 SQ FT HIGH QUALITY FULLY FITTED 'PLUG & PLAY' OFFICE FLOORS TO LET

## Location.

77 Mansell Street is an attractive modern office building located on the East side of Mansell Street close to the junction with Portsoken Street. Aldgate (Circle and Metropolitan lines), Aldgate East (District and Hammersmith & City lines), and Tower Hill (Circle and District lines) are the nearest underground stations, with London Bridge (Jubilee and Northern lines and National Rail), Cannon Street (National Rail, Circle, and District lines) and Fenchurch Street (National Rail) stations also being within walking distance

## Accommodation

The available accommodation is arranged over the entire 3rd and 4th floors comprising some 5,855 sq ft and 4,790 sq ft respectively. The 3rd floor is currently configured to provide; a large reception area (which could easily become additional desk space), a large kitchen and breakout area, 66 desks open plan, large print area, two 4 person meeting rooms, three phone booths / individual offices, and a soft seating breakout area. The 4th floor is currently configured to provide; an 8 person boardroom which includes a soft informal meeting area, 57 desks open plan, four small meeting rooms / individual offices, two 6 person meeting rooms, and a print area. The 4th floor enjoys sole access to two terraces, one on the East elevation of the building, and the other on the West. The building is accessed via a smart ground floor manned reception and enjoys a ground floor visitor lounge with a coffee machine, and a soft seating area

Floor/Unit	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year
3rd	5,855	£42.50	£16.69	£11	£410,962.45
2nd	5,795	£42.50	£15.95	£11	£402,462.75
Total	11,650	£42.50	£16.32	£11	£813,425.20

## Terms.

New lease(s) direct from the Landlord for a term by arrangement - flexible lease lengths are available

## Contacts.

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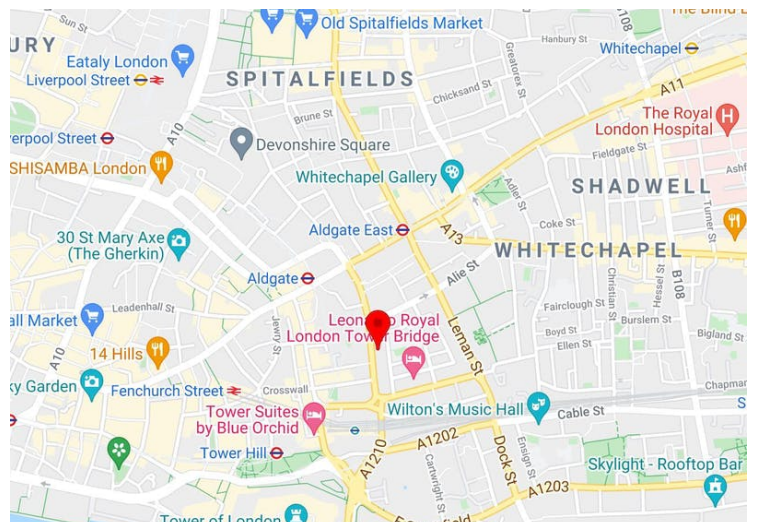
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Mansell Street  
Third floor

Total: 66  
workstations

