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**TO LET**

**10 LOWER THAMES STREET, LONDON, EC3R 6YT  
FANTASTIC RIVER SIDE LOCATION IN A LANDMARK BUILDING**

**DESCRIPTION**

This Landmark building has been extensively refurbished providing a large, high-end staffed reception, smart end-of-trip journey facilities, an onsite café and a gym.

The part 1<sup>st</sup> floor has been split to provide two high quality suites. Each suite will be fitted with a number of meeting rooms / private offices, kitchen/breakout and call booths.

The Landlord is providing high-end, height adjustable desks, bespoke reception desks and high-end meeting room finishes.

**LOCATION**

Located on the south side of Lower Thames Street, the building is surrounded by excellent local amenities such as Brewdog Tower Hill Outpost, Borough Market and Coppa Club.

The building has excellent transport links and is a short walk from Monument (3-minute walk), Cannon Street Station (5-minute walk), Bank (6-minute walk) and London Bridge (9-minute walk), providing access to Northern, Jubilee, Waterloo & City, Central, Circle and District lines and national rail services.

**TENURE**

New leases are available direct from the Landlord

**ACCOMMODATION (NIA)**

	<b>SQ FT</b>	<b>SQ M</b>	<b>RENT</b>	<b>SERVICE CHARGE</b>	<b>RATES*</b>
Part 1st floor (West)	4,188	389.07	Guide Mid £40's psf exc	£16.50 psf	£20.16 psf
Part 1st floor (East)	7,212	670.01	Guide Mid £40's psf exc	£16.50 psf	£20.16 psf
<b>TOTAL</b>	<b>11,400</b>	<b>1,059.09</b>			

\*We recommend interested parties make their own enquiries with the local authority.

**AMENITIES / OPPORTUNITY**

- Refurbished staffed reception, entrance and common parts
- Ground floor plug & play
- Air-conditioning
- New LED Lighting
- Fully accessible raised floors
- Panoramic river views
- 24-hour security
- Smart end-of-trip facilities
- Car parking available by a separate arrangement
- Gym facilities

**EPC**

The EPC for the property is A.

**VAT**

VAT will be chargeable on the terms quoted

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**VIEWINGS**

Strictly through the joint sole letting agents:

**SHW:**

Richard Williams

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07385 662 009

Harry Darby

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Or our joint agents:

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**LinkedIn - SHW Property**

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**Instagram – @SHWProperty**

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**VIEWINGS – 020 7389 1500**

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