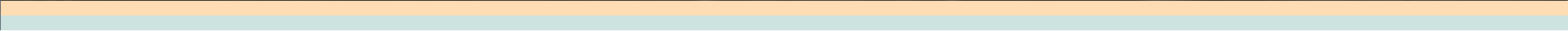


# iNGLEBY TRICE.

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100 Cannon Street,  
London, EC4



## City core offices available to let benefiting from new landlord fit out








### Details

100 Cannon Street is a fully flexible and versatile office building on a prime street in the core of the City of London, offering 14,234 sq ft of available office space. The building offers occupiers a spacious and luminous environment across its different floors. 100 Cannon Street benefits from being set on a prominent corner position on the south side of Cannon Street.

100 Cannon Street is perfectly located for moving around the City, with Cannon Street station (National Rail, Circle and District Line) under a minutes' walk away (100 metres) and the newest Bank Station entrance directly opposite (Central, Northern, Waterloo & City and DLR).

The area is well served by a renowned amenity offering, including Bloomberg Arcade, One New Change, The Royal Exchange (all within a short walk), and a wide variety of shops and restaurants close by.

### Specification

-  New Cat A on Level 1 including LED lighting / New landlord fit out on all other floors
-  Manned reception
-  24 hour access
-  Raised floor
-  Two passenger lifts
-  Bicycle storage & showers
-  EPC E (102)



## Availability

TIMING	FLOOR	SIZE (SQ FT)	FIT OUT DESCRIPTION	FULLY MANAGED PRICING (MONTHLY)	TOTAL COST PER SQ. FT PA	MINIMUM TERM AVAILABLE	STATUS
<b>Q3 2025</b>	Pt 4th	2,216	<b>22 Desks</b> <b>2 Meeting rooms</b>	£25,500.00	£138.00	2 years	Coming Soon
<b>Q3 2025</b>	2nd	6,024	<b>50 Desks</b> <b>3 Meeting rooms</b>	£63,000.00	£125.00	2 years	Coming Soon

## Fully Managed Pricing Includes:

### CORE COSTS



- Rent
- Business rates payable (current year)
- Service charge (current year's budget)
- Building insurance (current year's premium)

### ADDITIONAL OPERATING COSTS & 3RD PARTY MANAGEMENT \*



- 3rd party management agreement set up to suit occupier's needs
- Tea & coffee
- Waste disposal
- Invoice management
- Dedicated account manager
- Single monthly payment
- Cleaning
- Fibre Internet
- Utilities
- HVAC maintenance
- Fire safety
- IT infrastructure & network support

**Subject to contract.**

**All prices and rents quoted are net of VAT.**

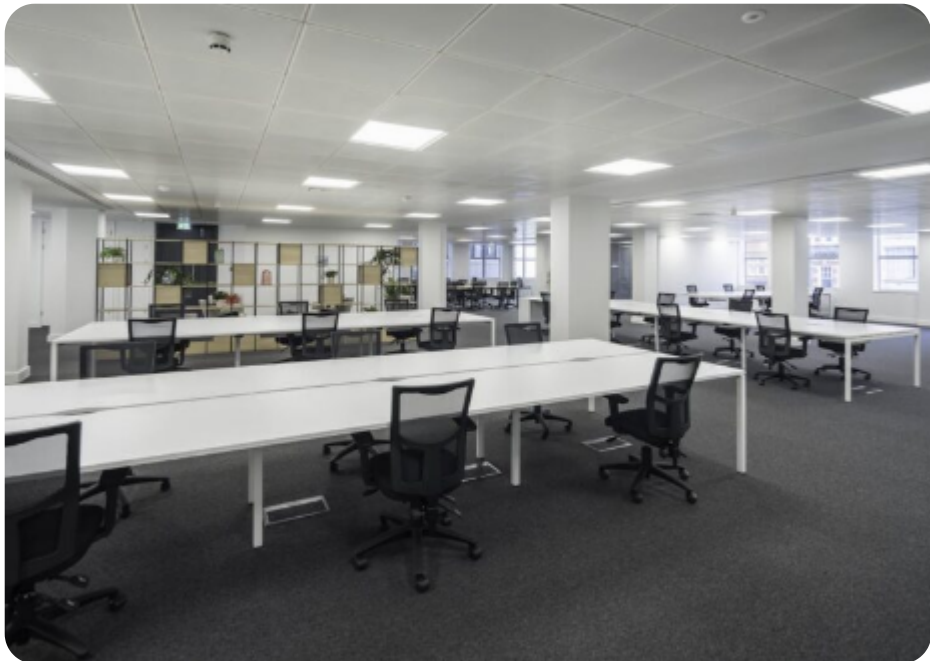
**Additional services available upon request**

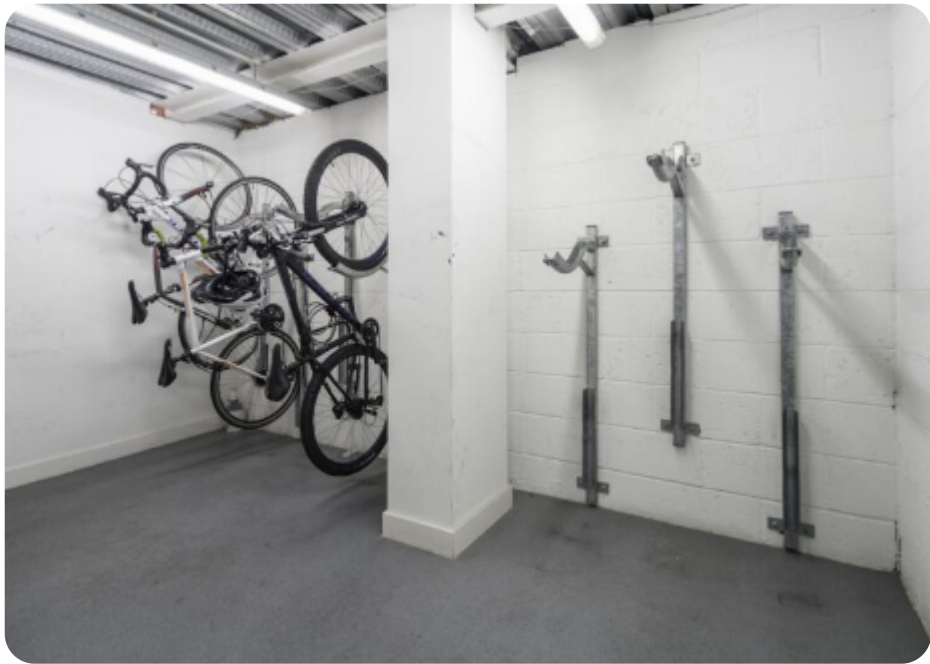
**Non managed (conventional) costs available upon request**

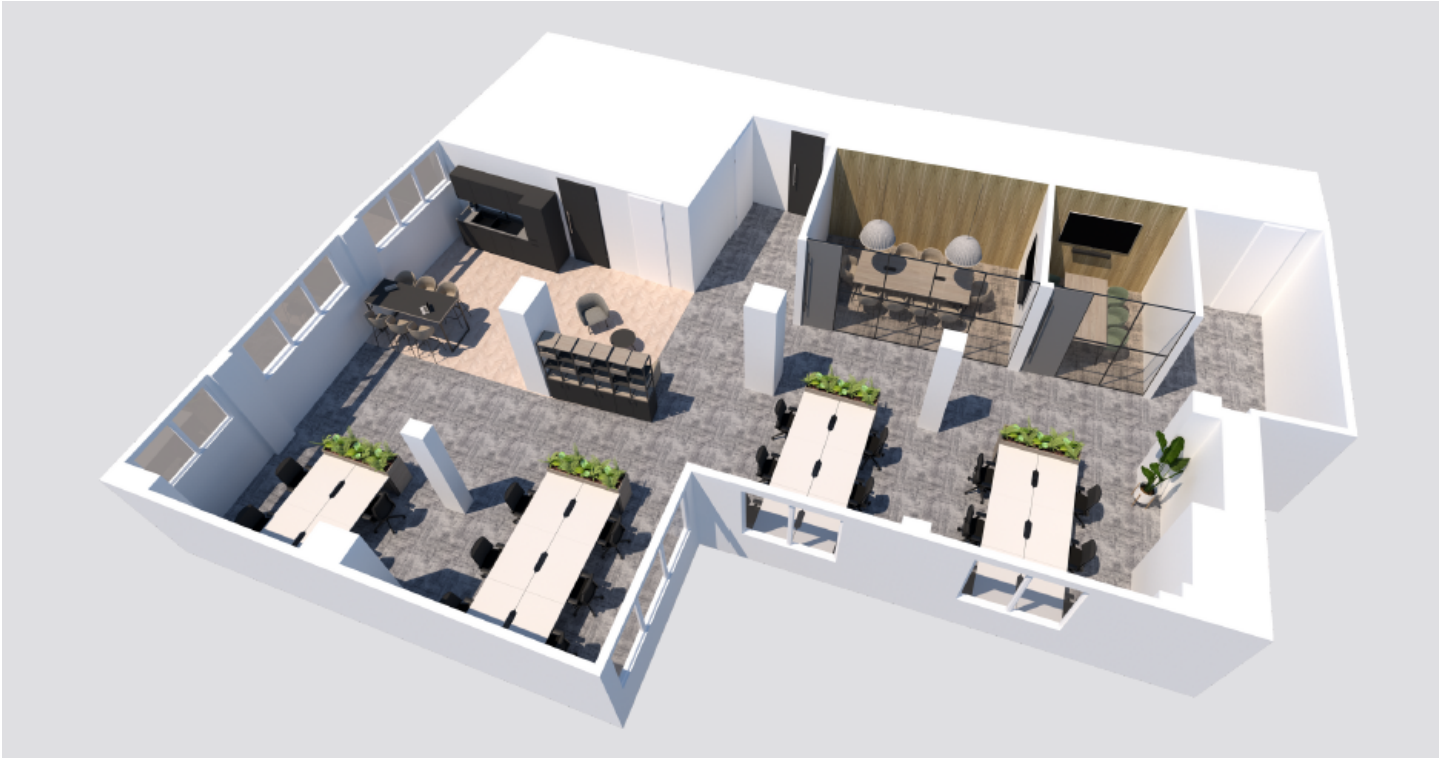
**November 28, 2024**











## Floor Plan

Floor: **Pt 4th Floor**

Size (NIA) : **2,216 Sq Ft**

Desks: **22**

Meeting Rooms: **2**

Floor plan not to scale.





### **Floor Plan**

Floor: **2nd Floor**

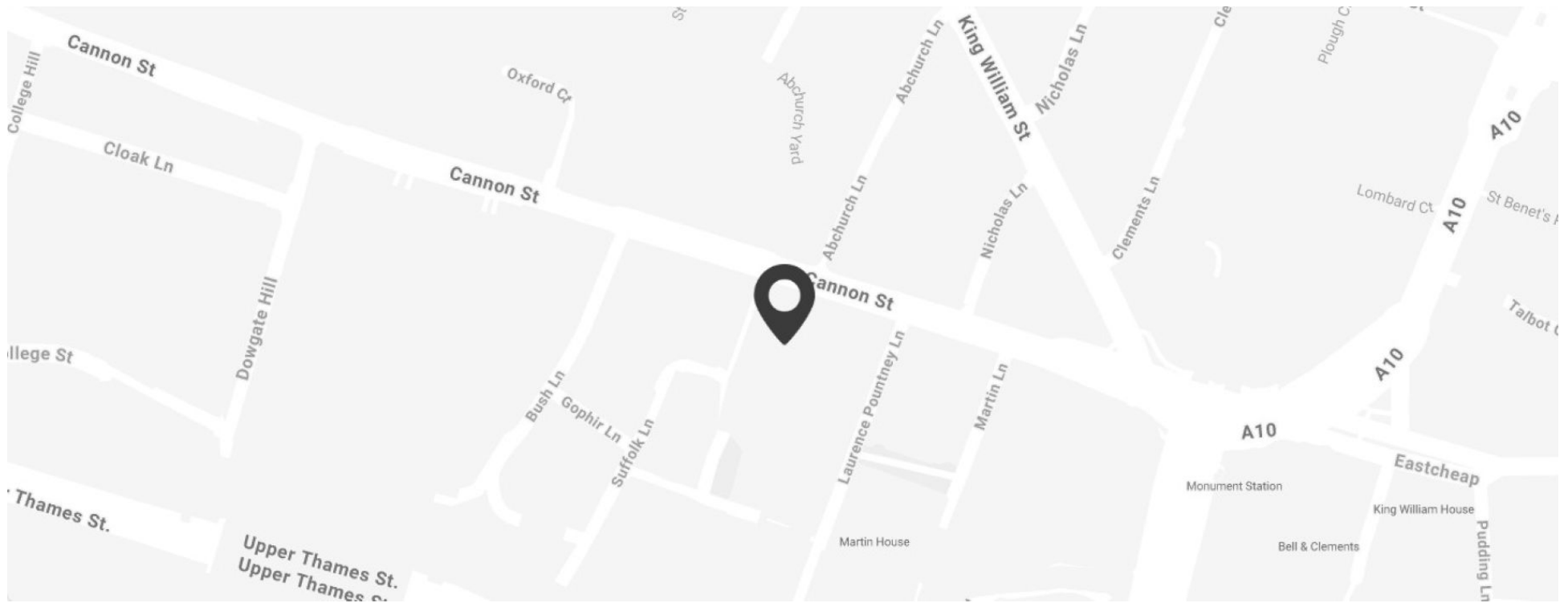
Size (NIA) : **6,024 Sq Ft**

Desks: **50**

Meeting Rooms: **3**


Floor plan not to scale.






**Leasing Agent Contact Information :**


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