

iNGLEBY TRICE.

**11-15 St Mary at Hill,
London, EC3**









Offering newly refurbished, fitted and non-fitted offices near Monument Station in the heart of EC3

Details

11-15 St Mary at Hill is a modern office building located in London's historic EC3 district, specifically within the Billingsgate Ward of the City of London. The property comprises lower ground, ground, and four uppers, offering a total area of approximately 11,635 sq ft. With 24 hour access, bike rack storage, and separate WC's on each floor, this building offers great amenities for each of its tenants.

The building is located on the west side of St Mary at Hill which runs between Eastcheap to the north and Lower Thames Street to the south. Monument & Tower Hill underground stations are equidistant from the building giving access to the District & Circle lines. The building is also within close walking distance from Bank underground station (Central, Northern and Waterloo & City).

Specification

-  6-minute walk to new Bank Station entrance
-  Newly fully-fitted and non-fitted options
-  6 Person passenger lift
-  New Landlord CAT B option
-  Fully accessible raised floor
-  Contemporary entrance with 24 hour access
-  Newly fitted cycle storage
-  EPC B (27)




Availability

Timing	Floor	Size (sq ft)	Fit Out Description	Fully Managed Pricing (Monthly)	Total Cost per sq. ft pa	Minimum Term Available	Status
Now	2nd North	1,324		On Application	On Application	year	Available
Now	2nd South	754	12 Desks 2 Meeting rooms	£7,750.00	£123.00	2 years	Available
Now	1st	2,484		On Application	On Application	year	Available

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 *

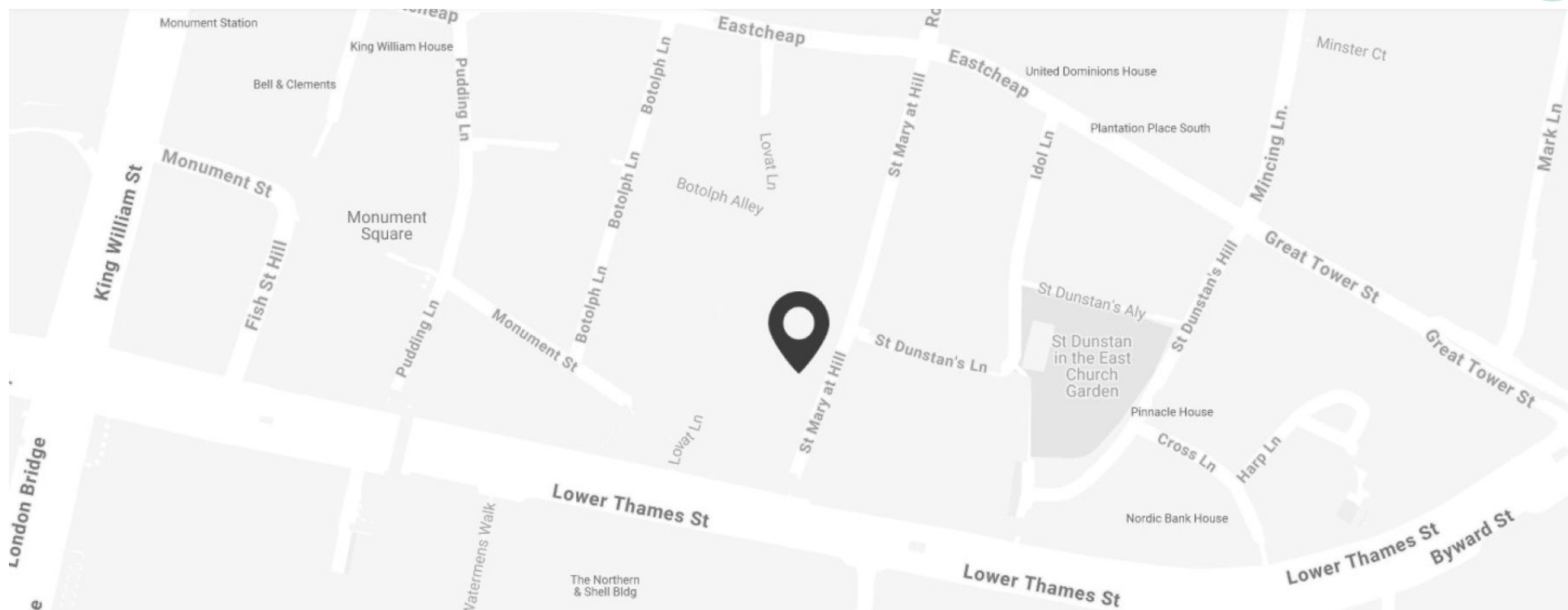
- 3rd party management agreement set up to suit occupier's needs
- Tea & coffee
- Waste disposal
- Invoice management
- Dedicated account manager
- Single monthly payment
- Cleaning
- Fibre Internet
- Utilities
- HVAC maintenance
- Fire safety
- IT infrastructure & network support



Subject to contract.
All prices and rents quoted are net of VAT. **Additional services available upon request** **Non managed (conventional) costs available upon request**
February 3, 2025







Leasing Agent Contact Information :

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