

High quality plug & play offices perfectly positioned on the corner of Cheapside and Bow Lane in the City core

## 60 Cheapside

EC2V 6AX

Office

# TO LET

**1,126 to 3,933 sq ft**

(104.61 to 365.39 sq m)

- 4th north: Fully fitted with a tea point, a meeting area, 12 sit/stand desks and 6 person collaborative area
- 1st south: fitted with a boardroom and a tea point. Open plan area with 18 desks
- Air conditioning with on floor control / Raised floors / LED lighting
- Manned reception / 2 passenger lifts
- Showers
- Dedicated fibre distribution points installed

## Summary

<b>Available Size</b>	1,126 to 3,933 sq ft
<b>Rent</b>	£65 - £75 per sq ft pax
<b>Rates Payable</b>	£22.50 per sq ft est pa
<b>Service Charge</b>	£14.65 per sq ft est pa (2024/25)
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (55)

## Description

60 Cheapside is a high quality building which offers a variety of contemporary office units in a prominent City Core location, situated between Bank and St Paul's Underground stations. With a feature glass entrance, manned reception and contemporary finishes 60 Cheapside is well placed to offer stylish office accommodation to discerning occupiers.

4th floor north is fully fitted and furnished. Additionally, a meeting room can be installed to suit the incoming occupier.

1st floor south is offered fully fitted and furnished. The fit out consists of one meeting room, stylish tea point and an open plan area for c 20 desks.

## Location

Located at the intersection of the historic and intimate Bow Lane with bustling Cheapside and thriving public realm. Local amenities include high end retail and restaurants at One New Change, The NED, Bow Lane and Bloomberg's headquarters amongst others. The building will appeal to a variety of occupiers who are seeking exciting City core location with exceptional transport links. Mansion House, St Paul's and Bank stations are all within close walking proximity giving access to 6 separate Underground lines. Cannon Street and Blackfriars mainline stations are both within a 7 min walk.

## Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
4th - north	1,303	£75 /sq ft	£22.50	£14.65	£12,177.62	£146,131.45	CAT B
2nd - south - plug & play	1,126	-	On Application	On Application	-	-	-
1st - south	1,504	£65 /sq ft	£22.50	£14.65	£12,802.80	£153,633.60	CAT B

## Terms

A new effective FRI lease/s is available for a term by arrangement, 'outside LTA 1954'. A managed solution can be available at approx £130-£140 per sq ft pa depending on the unit.



## Viewing / further information

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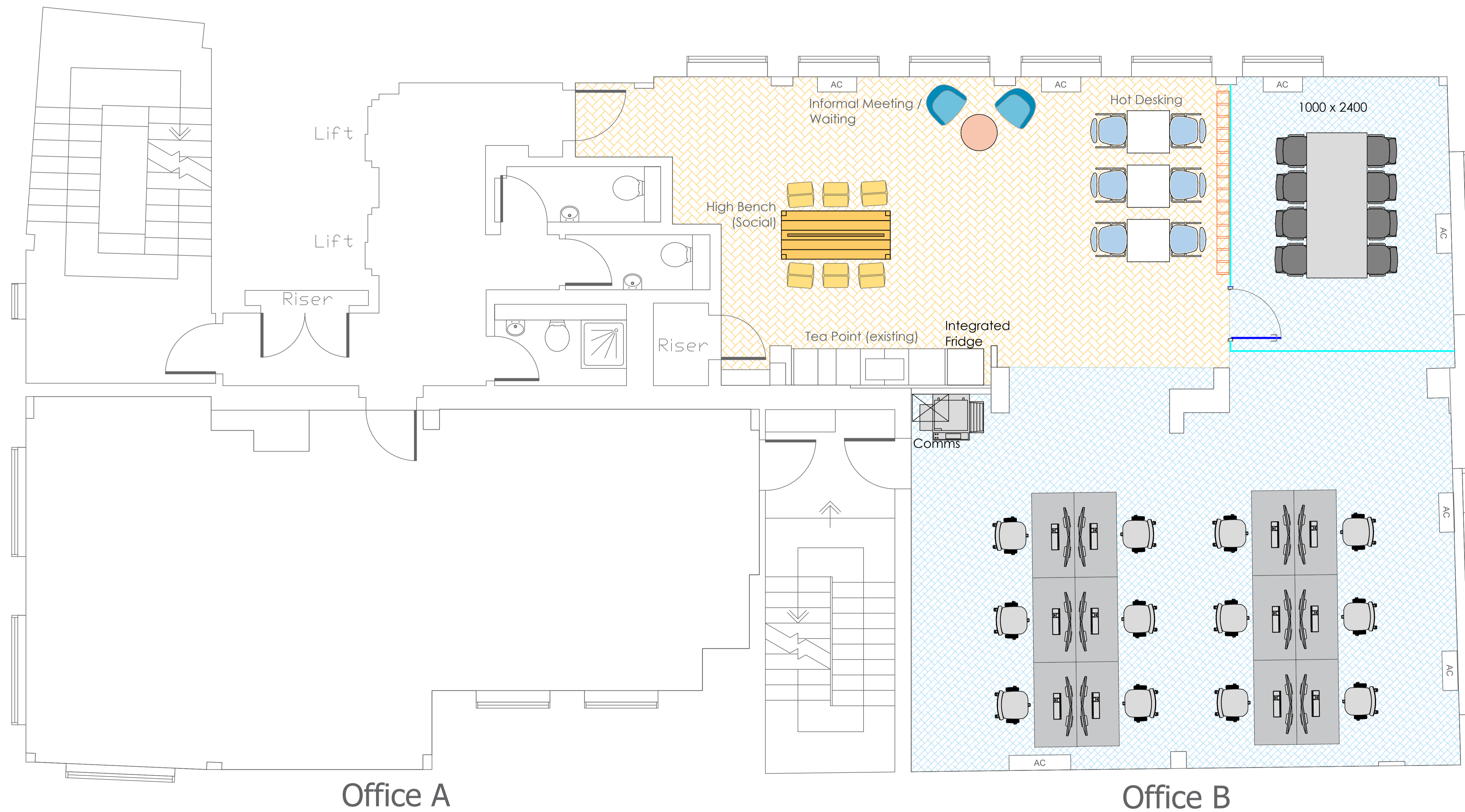
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STATUS: APPROVAL



# Fourth Floor

REVISION	COMMENT	DATE

CLIENT  
INGLEBY TRICE

PROJECT  
60 CHEAPSIDE 4th FLOOR

DRAWING TITLE

GENERAL ARRANGMENT	
DATE	DRAWN BY
16/01/24	ABJ
SCALE	REVISION
NTS	-

DRAWING NO.  
INGL-60CH\_04\_GA

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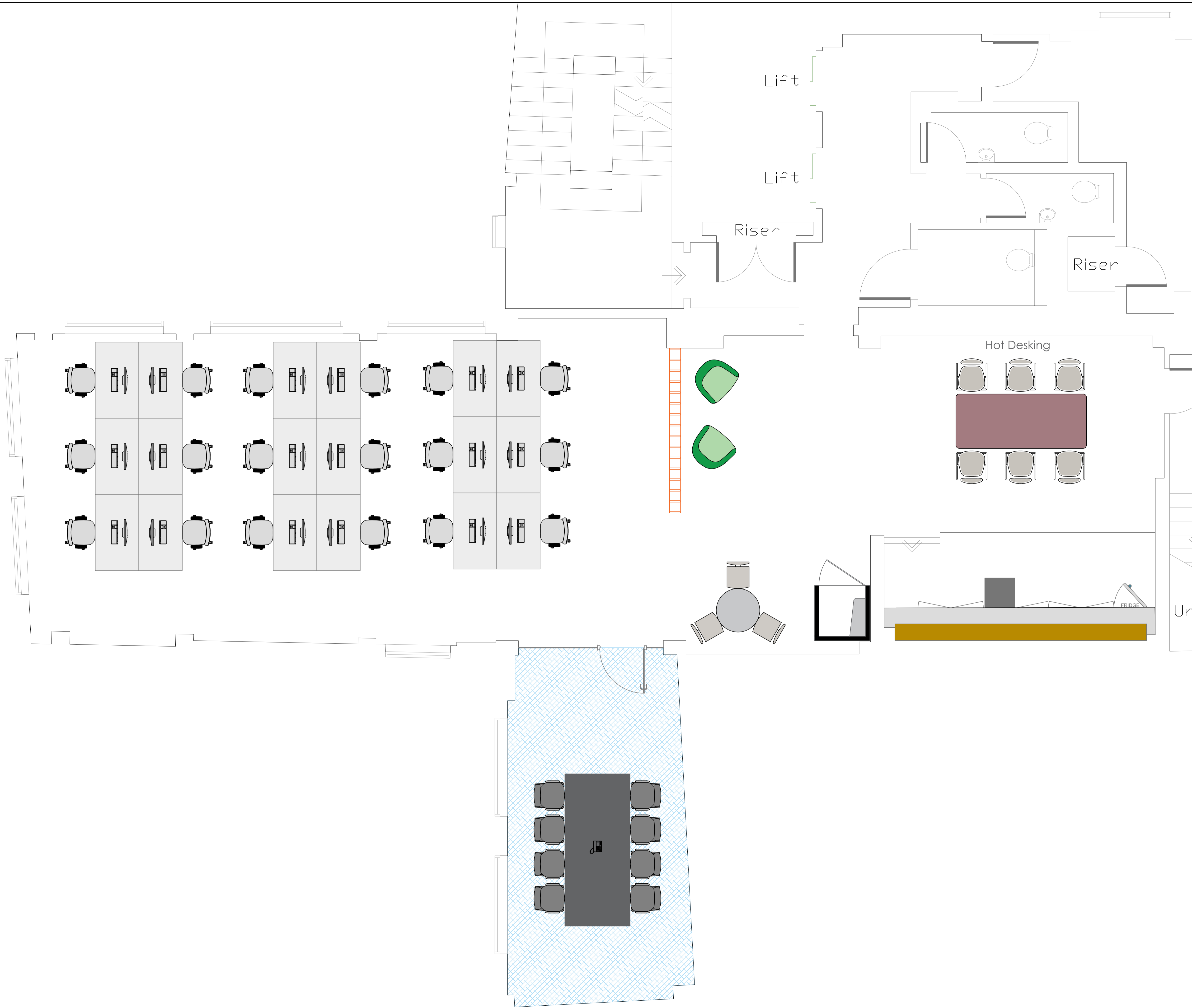
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STATUS: APPROVAL



REVISION	COMMENT	DATE

CLIENT  
Cardinal Cheapside

PROJECT  
60 Cheapside

DRAWING TITLE

GENERAL ARRANGMENT

DATE	DRAWN BY
10/07/24	ABJ
SCALE	REVISION
NTS	-

DRAWING NO. CARD\_60CH\_Q3-24\_01\_GA