



A sophisticated building providing high class fully fitted office accommodation in the heart of the City of London

## 7 Birchin Lane

EC3V 9BW

Office

# TO LET

**1,540 sq ft**

(143.07 sq m)

- Newly refurbished
- New cooling / heating
- Fully fitted / furnished
- LED Lighting
- 2 Lifts
- Manned reception
- Secure bike storage / showers / lockers facilities

## Summary

<b>Available Size</b>	1,540 sq ft
<b>Rent</b>	£76.50 per sq ft
<b>Rates Payable</b>	£21.97 per sq ft pa est.
<b>Service Charge</b>	£15.40 per sq ft pa est.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (50)

## Description

Located in the heart of the City of London, 7 Birchin Lane offers boutique office accommodation for aspirational occupiers.

The recently remodelled building entrance creates a warm sense of arrival with a concierge welcome and a tenant waiting lounge area.

The full height entrance glazing commands an impactful street presence on the recently pedestrianised Birchin Lane.

The newly completed 6th floor fit out will provide one boardroom, tea point / collaborative space, 18 desks and a phone booth.

## Location

Birchin Lane is located moments from the Royal Exchange and the Bank of England.

The building is less than 100 metres from Bank station. The mainline stations of Cannon Street and Fenchurch Street are a short walk away with Liverpool Street and London Bridge also within easy reach.

## Accommodation

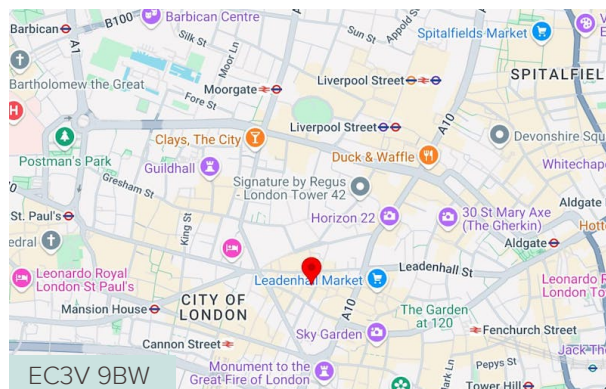
The accommodation comprises the following NIAs:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
6th	1,540	£76.50	£21.97	£15.40	£14,613.32	£175,359.80	CAT B
<b>Total</b>	<b>1,540</b>	<b>£76.50</b>	<b>£21.97</b>	<b>£15.40</b>	<b>£14,613.32</b>	<b>£175,359.80</b>	

## Terms

A new lease directly from the Landlord is available for a term by arrangement.

A fully managed solution is available at c £140 psf / c £18,000 per month.



## Viewing / further information

### Veronika Sillitoe

020 7029 3610 | 07966 029 048  
v.sillitoe@inglebytrice.co.uk

### Francis Cundell

020 7029 3620 | 07939 598 545  
f.cundell@inglebytrice.co.uk

### Ingleby Trice

10 Foster Lane, London EC2V 6HR  
inglebytrice.co.uk  
+44 (0)20 7029 3610  
agency@inglebytrice.co.uk