

**Peninsular House offers up to 47,028 sq ft of fitted, Cat A, refurbished or unrefurbished space**

## **Peninsular House**

30-36 Monument Street, EC3R 8NB

Office

# **TO LET**

**5,092 to 47,028 sq ft**

(473.06 to 4,369.04 sq m)

- Comprehensive refurbishment to floors and common parts
- 3.7m floor to ceiling height with high volumes of fresh air
- Floors fitted or part fitted to a high specification, each has self-contained WCs and dual receptions
- 5 Passenger lifts
- Monument, Bank, Cannon Street, Fenchurch Street and Mansion House stations all within a 10 minute walk

## Summary

<b>Available Size</b>	5,092 to 47,028 sq ft
<b>Rent</b>	Rent on Application
<b>Rates Payable</b>	£18.63 per sq ft payable 2021/22
<b>Service Charge</b>	£15.73 per sq ft pa estimated
<b>EPC Rating</b>	Upon Enquiry

## Description

Peninsular House offers between 5,092 - 47,028 sq ft of office accommodation.

The building has undergone a comprehensive refurbishment to deliver a mixture of partially and fully fitted units. The building features new and extensive welfare facilities.

## Location

Peninsular House benefits from an excellent City core location, situated on the southern side of Monument Street and within close proximity to the South Bank.

The local area offers a diverse range of amenities, including cafés and restaurants, with Leadenhall Market, Borough Market and the Royal Exchange located nearby.

## Accommodation

The accommodation comprises the following NIA:

Name	Sq ft	Sq m	Availability
6th	7,042	654.22	Available
5th	7,047	654.69	Available
3rd	11,102	1,031.41	Available
2nd	11,502	1,068.57	Available
1st	5,243	487.09	Available
Ground	5,092	473.06	Available
<b>Total</b>	<b>47,028</b>	<b>4,369.04</b>	

## Specification

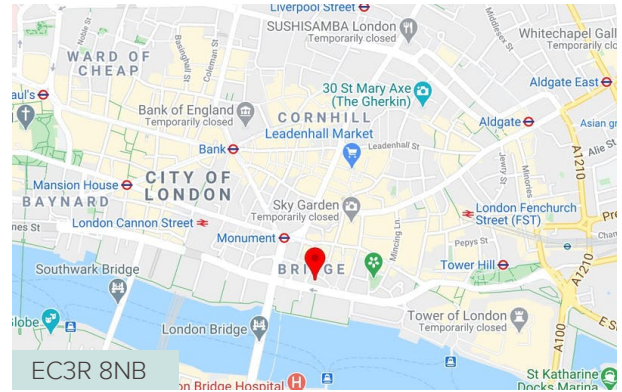
Comprehensively refurbished  
Four pipe fan coil air conditioning  
Metal tile raised floors  
New metal tile suspended ceiling  
LED lighting  
3.7m floor to ceiling height  
2 Entrance halls / commissionaire  
5 Passenger lifts  
Male / female WCs on every floor  
Shared bike storage / shower

## Terms

A new FRI lease for a term by arrangement, subject to periodic rent reviews.

## Microsite

<https://m.search-prop.com/peninsular-house-london>



## Viewing / further information

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