

# 020 7029 3610 inglebytrice.co.uk



Newly available high quality office floor available in a sophisticated City core building

## 72 King William Street

72 King William Street, EC4N 7HR

Office

TO LET

1,336 sq ft

(124.12 sq m)

- Air conditioning
- Raised floors
- Passenger Lift
- Showers / Bike storage
- High quality entrance
- 24 hour access/video entry system
- Excellent floor to ceiling height

#### 72 King William Street, London, EC4N 7HR

#### Summary

Available Size	1,336 sq ft			
Rent	£60 - £67.50 per sq ft Cat B guide rent is £67.50 psf pax			
Rates Payable	£17.20 per sq ft est pa			
Service Charge	£15.73 per sq ft est pa			
Legal Fees	Each party to bear their own costs			
EPC Rating	В (74)			

#### Description

72 King William Street provides the perfect office for a niche City occupier.

The 2nd floor offers an efficient floor plate which is currently in Cat A but could be delivered fully fitted and furnished, subject to terms.

#### Location

The building is conveniently located on the south side of King William Street, opposite the new Bank Station entrance, as well as being a one-minute walk from Monument tube station. These stations provide access to the District & Circle, Waterloo & City, Central and Northern Lines.

In addition, Overground and additional Underground services at London Bridge and Cannon Street stations are just a short walk away.

#### Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability	irs 3 Bridg
2nd	1.336	£60	£17.20	£15.73	£10.346.21	£124,154.48	CAT A	Available	E
ZHU	1,330	£00	£17.20	£10.75	£10,340.21	124,134.40	CALA	Available	

#### Viewings

Viewings by prior arrangement through sole agent, Ingleby Trice.

#### Terms

A new lease direct from landlord is available for a term by arrangement.







### Viewing / further information

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