



City core offices available to let with new landlord fit out on Level 2

100 Cannon Street
EC4N 6EU

Office

TO LET

2,216 to 23,505 sq ft

(205.87 to 2,183.69 sq m)

- New CAT A on Level 1 including LED lighting / New landlord fit out on level 2
- Manned reception
- 24 hour access
- Raised floor
- Two passenger lifts
- Bicycle storage & showers

Summary

Available Size	2,216 to 23,505 sq ft
Rent	£52.50 - £59.50 per sq ft pax
Rates Payable	£22 per sq ft est pa
Service Charge	£16.01 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

100 Cannon Street is a fully flexible and versatile office building on a prime street in the core of the City of London, offering 14,184 sq ft of available office space. The building offers occupiers a spacious and luminous environment across its different floors. 100 Cannon Street benefits from being set on a prominent corner position on the south side of Cannon Street.

Location

100 Cannon Street is perfectly located for moving around the City, with Cannon Street station (National Rail, Circle and District Line) under a minutes' walk away (100 metres) and the newest Bank Station entrance directly opposite (Central, Northern, Waterloo & City and DLR).

The area is well served by a renowned amenity offering, including Bloomberg Arcade, One New Change, The Royal Exchange (all within a short walk), and a wide variety of shops and restaurants close by.

Accommodation

The accommodation comprises the following NIA(s):

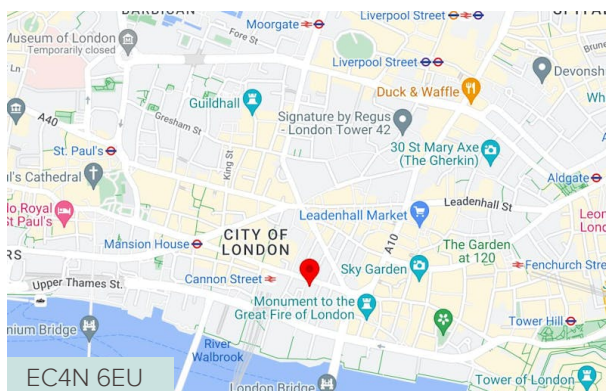
Name	sq ft	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
7th	3,583	-	On Application	£16.01	£4,780.32	£57,363.83	Available
5th	5,688	-	On Application	£16.01	£7,588.74	£91,064.88	Available
4th - Part	2,216	£59.50 /sq ft	£22	£16.01	£18,006.85	£216,082.16	Available
2nd	6,024	£59.50 /sq ft	£22	£16.01	£48,950.02	£587,400.24	Available
1st	5,944	£52.50 /sq ft	£22	£16.01	£44,832.62	£537,991.44	Available

Viewings

Viewings by prior arrangement through joint sole agents Ingleby Trice and CBRE.

Terms

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



Viewing / further information

Jonty Robinson

02070293616 | 07748654997
j.robinson@inglebytrice.co.uk

Malcolm Trice

020 7029 3610 | 07791 049792
m.trice@inglebytrice.co.uk

Francis Cundell

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

CBRE LTD (Joint Agent)

+44 207 182 2023

Ingleby Trice

10 Foster Lane, London EC2V 6HR
inglebytrice.co.uk