



A beautifully presented Grade II listed office building - fitted and flexible

6 Laurence Pountney Hill

EC4R 0BL

Office

TO LET

2,158 to 13,833 sq ft

(200.48 to 1,285.13 sq m)

- Communal ground floor meeting room suite
- Tenant lounge in lower ground floor, available to all occupiers
- Fully fitted out
- Flexible lease terms
- Air conditioning
- Raised floor
- Exceptional natural light

Summary

Available Size	2,158 to 13,833 sq ft
Rent	£55 per sq ft
Rates Payable	£17.94 per sq ft est pa
Service Charge	£6.20 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	E (105)

Description

6 Laurence Pountney Hill is a beautifully presented Grade II listed office building.

The first, second and third floors are available refurbished and partially fitted to include a kitchenette and meeting rooms. The first floor is fully furnished. There is shared use of a meeting room suite available, as well as a communal breakout space on the lower ground floor.

Location

Located just south of Cannon Street, 6 Laurence Pountney Hill offers an occupier access to the increasingly diverse retail and leisure amenities on Cannon Street itself, as well as in the new Bloomberg Arcade.

Transport links are exceptional with Cannon Street, Monument, Bank, Mansion House and London Bridge stations, all within a short walking distance, as well as National Rail services and the Docklands Light Railway.

Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
3rd	2,831	263.01	£17.94	£6.20	£18,670.45	£224,045.34	CAT B
2nd	3,092	287.26	£17.94	£6.20	£20,391.74	£244,700.88	CAT B
1st	3,193	296.64	£17.94	£6.20	£21,057.84	£252,694.02	CAT B
Ground	2,158	200.48	£17.94	£6.20	£14,232.01	£170,784.12	CAT B
Lower Ground	2,559	237.74	£17.94	£6.20	£16,876.61	£202,519.26	CAT B

Terms

A new sub lease for a term by arrangement.

Microsite:

<http://m.search-prop.com/pountney-hill-house-london>



Viewing / further information

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CLIENT:
TUNGSTEN

PROJECT TITLE:
Pountney Hill House
6 Laurence Pountney Hill
EC4R 0BL

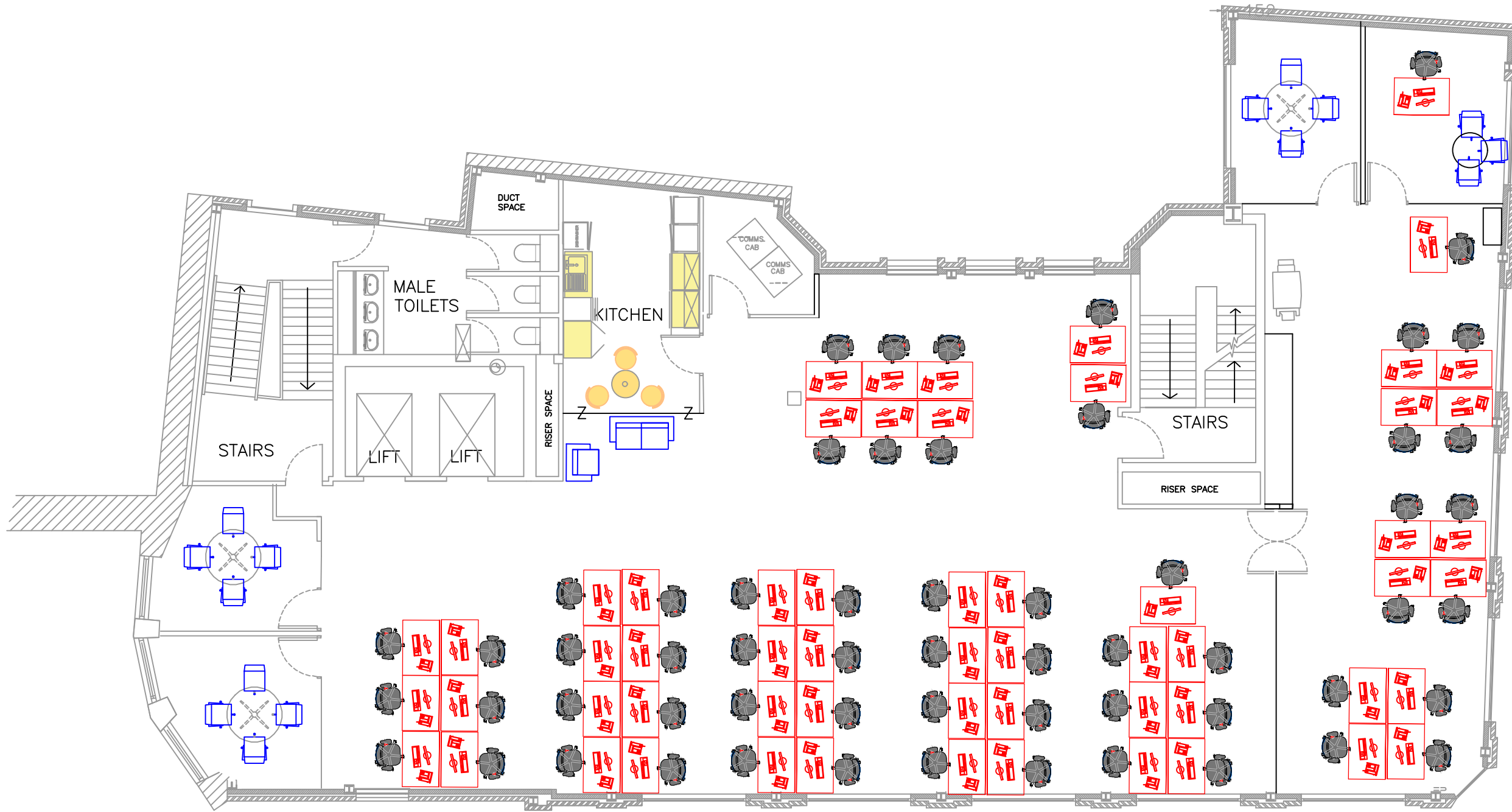
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2nd Floor - option EX01

STATUS AND
DRAWING NO

06 Oct 2016

SCALE:
1:100 @ A3

REVISIONS:



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CLIENT:

W78

PROJECT TITLE:

Pountney Hill House
6 Laurence Pountney Hill
EC4R 0BL

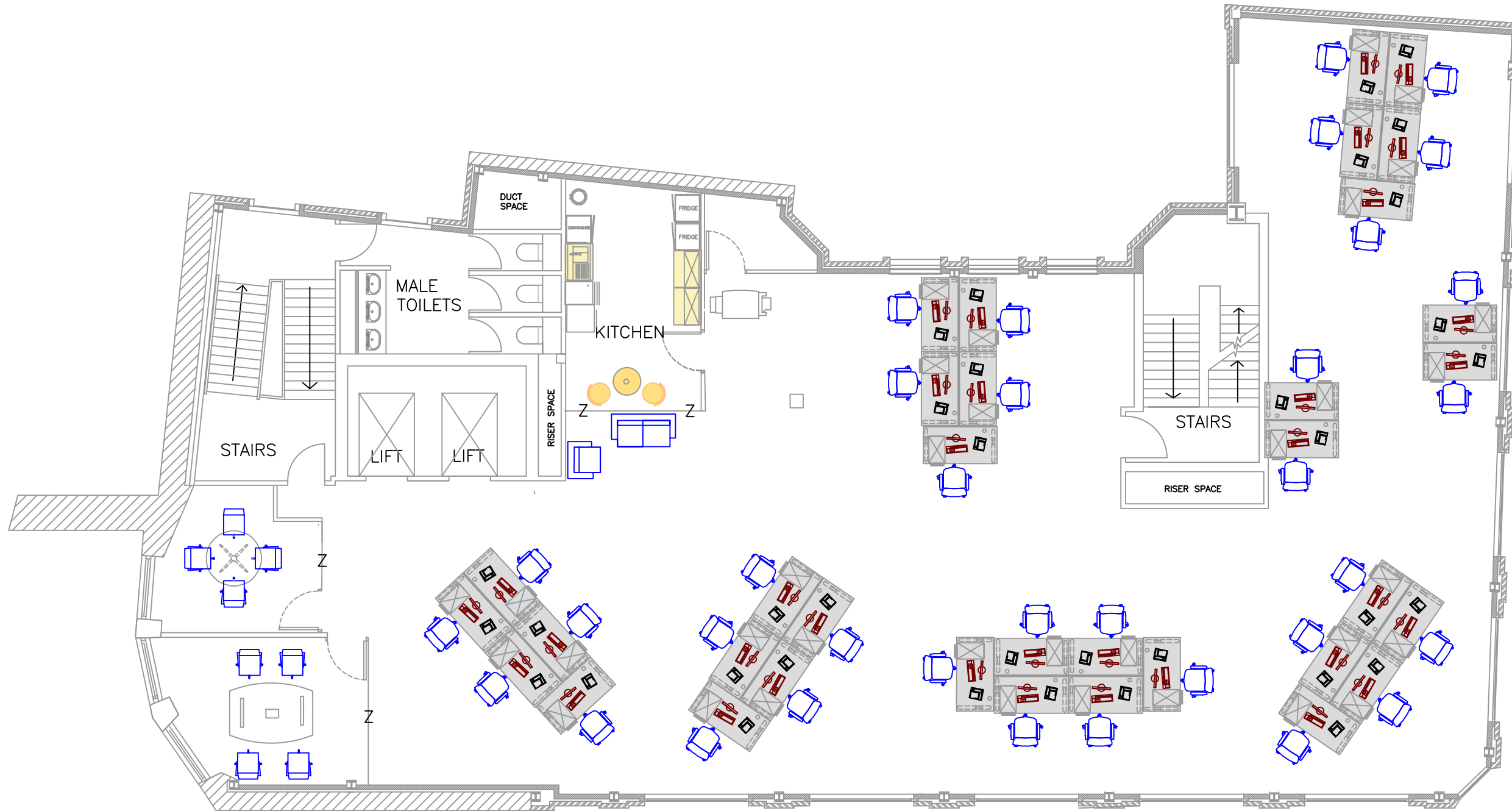
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1st Floor

STATUS AND
DRAWING NO

Draft

TN-1-17-03-21



SCALE:

1:100

REVISIONS:

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CLIENT:
TUNGSTEN

PROJECT TITLE:
Pountney Hill House
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DRAWING TITLE
Ground

STATUS AND
DRAWING NO

06 Oct 2016

SCALE:
1:100 @ A3

REVISIONS:

