



Outstanding opportunity for fitted, unfitted or refurbished flexible offices moments away from London Bridge Station

Peninsular House

36 Monument Street, EC3R 8LJ

Office

TO LET

7,024 to 14,089 sq ft

(652.55 to 1,308.91 sq m)

- Air conditioning
- Metal tile raised floor & new metal tile suspended ceiling
- LED lighting
- 3.7 metre floor to ceiling height
- 2x manned entrance halls
- 5x passenger lifts
- New end-of-commute amenity

Summary

Available Size	7,024 to 14,089 sq ft
Rent	£29.50 - £39.50 per sq ft
Rates Payable	£28.40 per sq ft est pa
Service Charge	£18.93 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Description

Peninsular House offers high quality, newly refurbished offices. The building has undergone a comprehensive refurbishment to deliver a mixture of partially and fully fitted units. The building features new and extensive end-of-commute: new showers, cycle storage, electric bike charging points and a bike repair station.

Panoramic views are a feature of the sixth floor.

Location

Peninsular House benefits from an excellent City core location, situated on the southern side of Monument Street by London Bridge and within close proximity to the South Bank. The local area includes Leadenhall Market, Borough Market and the Royal Exchange, offering a diverse range of amenities, cafés and restaurants.

In close proximity and providing underground and overground services are Monument, Cannon Street, Bank, Fenchurch Street and London Bridge stations. Liverpool station is also within easy walking distance, offering access to the Elizabeth Line.

Accommodation

The accommodation comprises the following NIA(s):

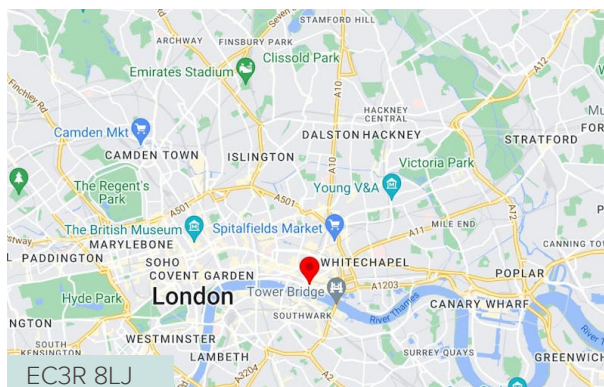
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
6th	7,042	£39.50	£18.63	£18.93	£45,221.38	£542,656.52	CAT B
5th	7,047	£29.50	£18.63	£18.93	£39,380.99	£472,571.82	CAT B

Viewings

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

Terms

A new three year lease(s) directly from the landlord available, subject to an mutual break option in February 2026.



Viewing / further information

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