020 7029 3610
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Offering newly refurbished, fitted and non-fitted offices off Monument Station in the heart of EC3

15 St Mary At Hill

EC3R 8EE

Office

TO LET

870 to 5,348 sq ft

(80.83 to 496.85 sq m)

- 6-minute walk to new Bank Station entrance and easy walking distance to London Bridge
- Newly fully-fitted and non-fitted options
- A/C and fully accessible raised floor
- 8 Person passenger lift
- Contemporary entrance with 24 hour access
- EPC B (27)
- Modern refurbished building

Summary

Available Size	870 to 5,348 sq ft
Rent	£45 - £58.50 per sq ft pax
Rates Payable	£19.81 per sq ft pa est (25/26)
Service Charge	£9.47 per sq ft pa est.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (27)

Description

11-15 St Mary At Hill comprises lower ground, ground, and four uppers, offering a total area of approximately 5,348 sq ft but offered on a floor by floor basis.
The units are offered on a flexible basis, either fitted or unfitted to suit tenant's requirement. A managed solution is also available.
With 24 hour access and good quality end of commute amenities this building offers an excellent workspace for a contemporary occupier.

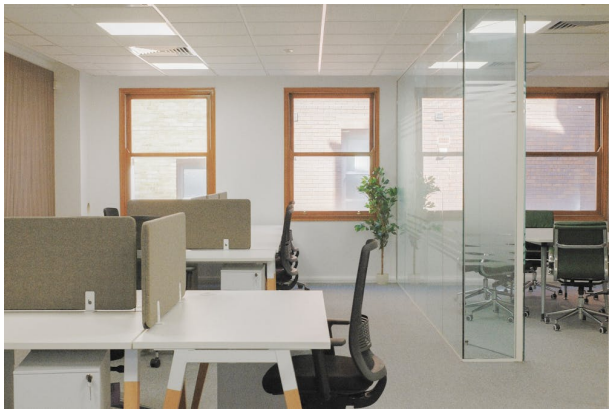
Location

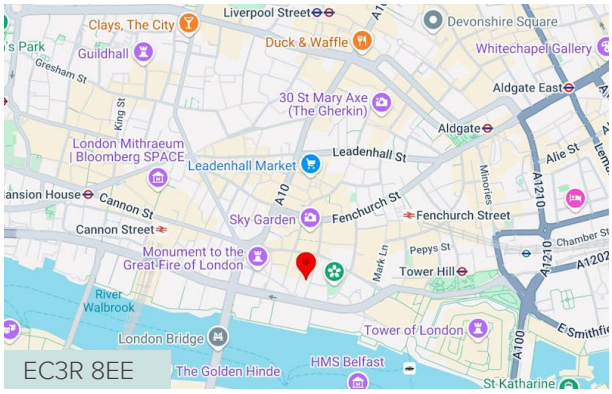
11-15 St Mary at Hill is a modern office building located in London's historic EC3 district. The building is located on the west side of St Mary at Hill which runs between Eastcheap to the north and Lower Thames Street to the south. Monument & Tower Hill underground stations are equidistant from the building giving access to the District & Circle lines. The building is also within close walking distance from Bank underground station (Central, Northern and Waterloo & City) and London Bridge station (mainline, Jubile and Northern lines).

Accommodation

The accommodation comprises the following NIAs:

Name	sq ft	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
4th - South	870	-	On Application	£9.47	£686.58	Coming Soon
3rd	2,400	£57.50 /sq ft	On Application	£9.47	£13,394	Available
2nd - North	1,324	£57.50 /sq ft	£19.81	£9.47	£9,574.73	Available
2nd - South	754	£58.50 /sq ft	£19.81	£9.47	£5,515.51	Under Offer
Total	**5,348**		**£19.81**	**£9.47**	**£29,170.82**	





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