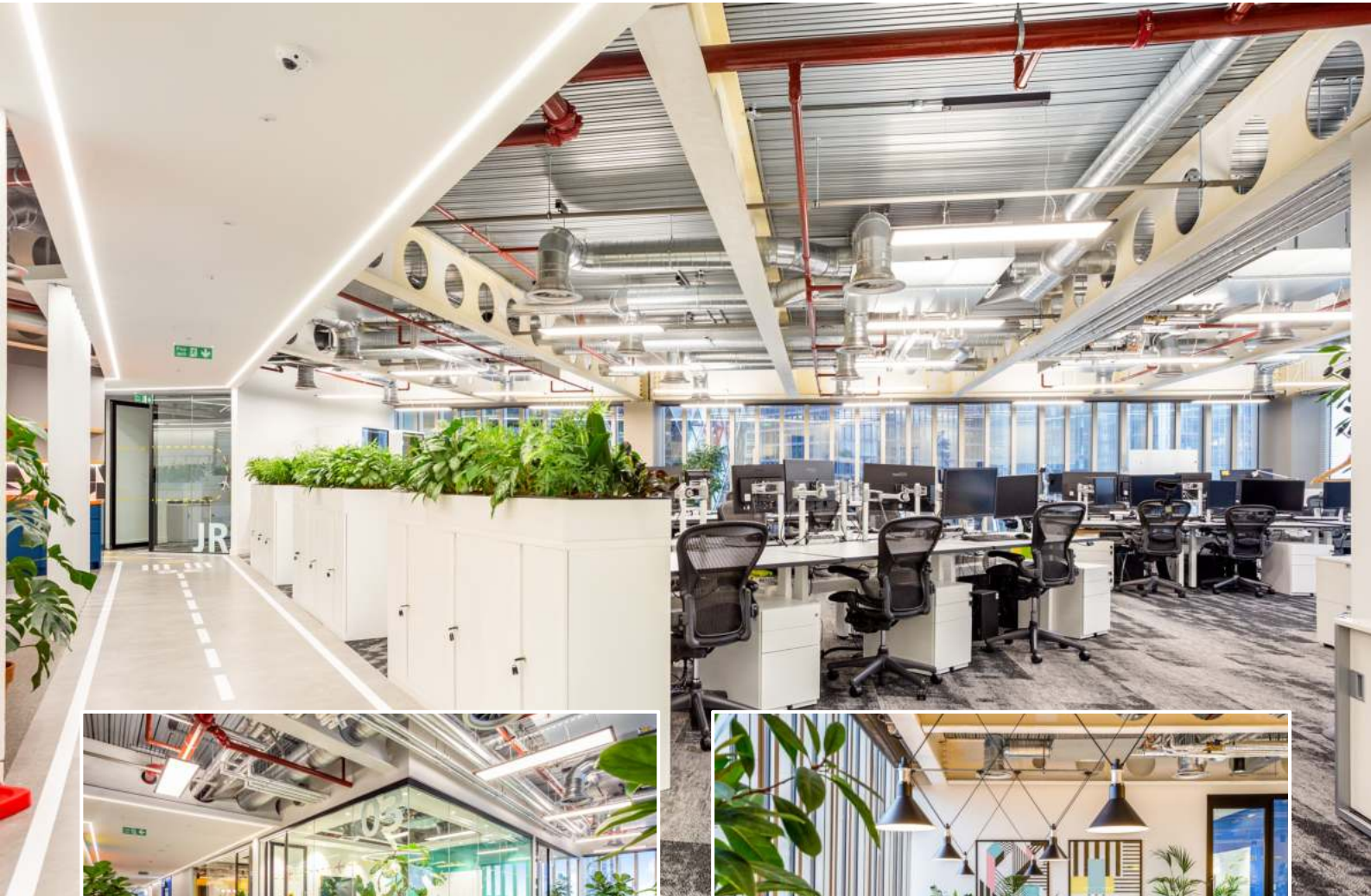




MAKING MOVES



EXIT



**10TH FLOOR,
70 ST MARY AXE,
LONDON,
EC3A 8BE**

17,463 SQ FT

HIGHLIGHTS:

- Plug & Play
- Fantastic Views of London
- 12 Person Boardroom
- Meeting Rooms, Meeting Booths & Phone Booths
- Large Kitchen, Breakout Area and Games Room
- Sit/Standing Desks
- Impressive Double Height Reception Entrance
- Bike Storage, Shower Facilities, Lockers & Towel Service
- EPC 'A'
- BREEAM 'Excellent'

WE ARE OFFICES

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

LOCATION:



The building is perfectly located in the centre of EC3, the hub for the financial and insurance sector and where there is a growing technology presence.

The building is situated close to Liverpool Street Station, providing access to Crossrail as well as Bank, Aldgate and Fenchurch Street Station, providing access to the wider London area.



DESCRIPTION:



This office offers a high specification, fully furnished space which comes with sit/standing desks, boardroom, meeting rooms, meeting booths, phone booths, games room and large kitchen and breakout area. There are additional multiple tea points throughout the office.

The building has an impressive manned reception entrance, bike storage, shower facilities, lockers and towel service.

TERMS:



Available by way of an assignment or flexible sublease until October 2029, with a tenant only break option in October 2024.

A new lease is also available direct with the landlord.

BUILDING CREDENTIALS:



EPC: A
BREEAM: EXCELLENT
WELL SCORE: GOLD
WIRED SCORE: PLATINUM
CYCLE SCORE: PLATINUM

VIRTUAL TOUR:



[Click here to view virtual tour](#)

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
10 th	17,463	£70.00	£12.99	£26.92	£1,919,358	£159,947

VIEWINGS:

Strictly through appointment by sole agent:

George Marment
Email: gpm@makingmoves.london
Tel: 07551 158799 or 020 3595 3121

Antony Murphy
Email: am@makingmoves.london
Tel: 07734 858066 or 020 3595 3121





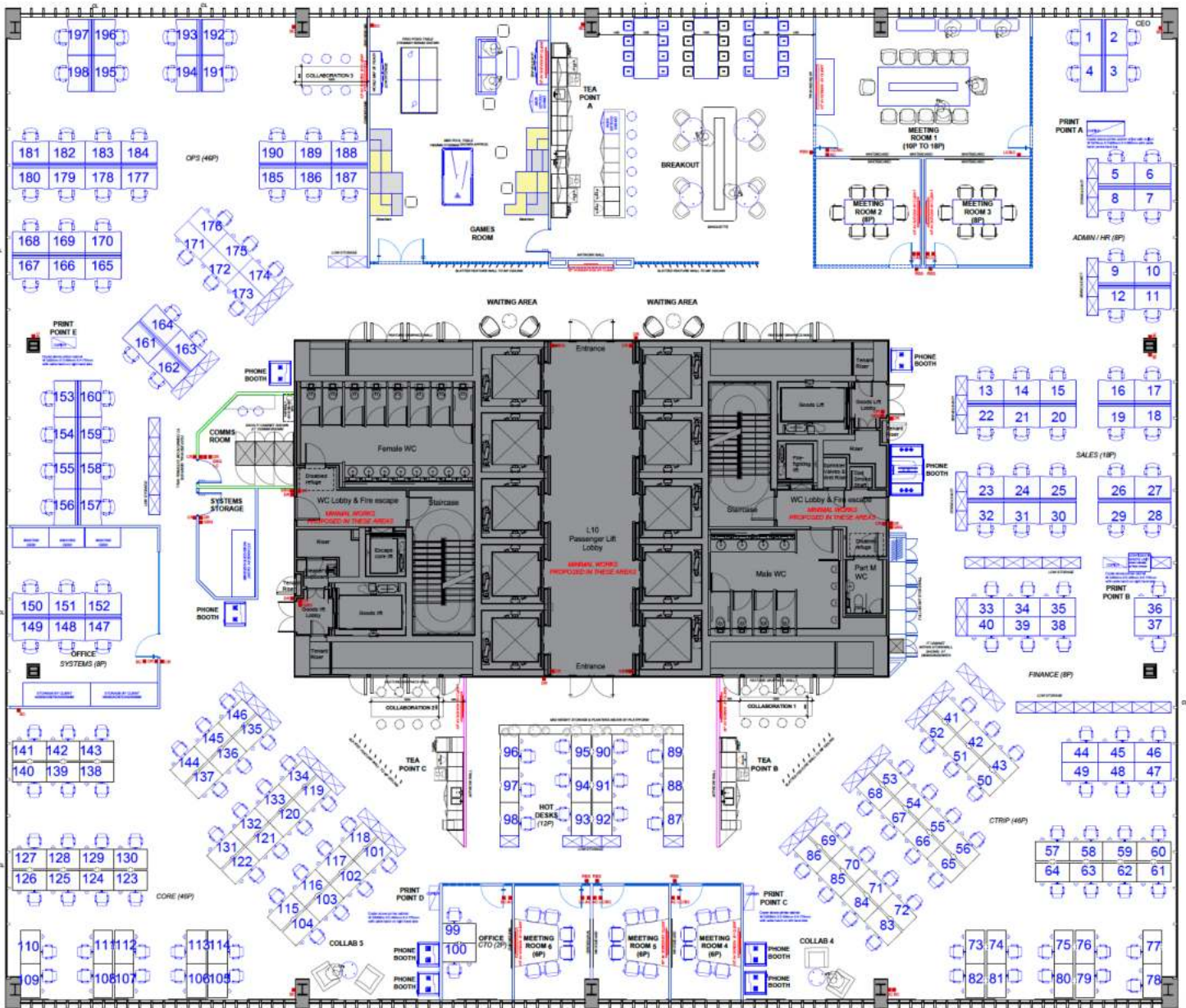


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