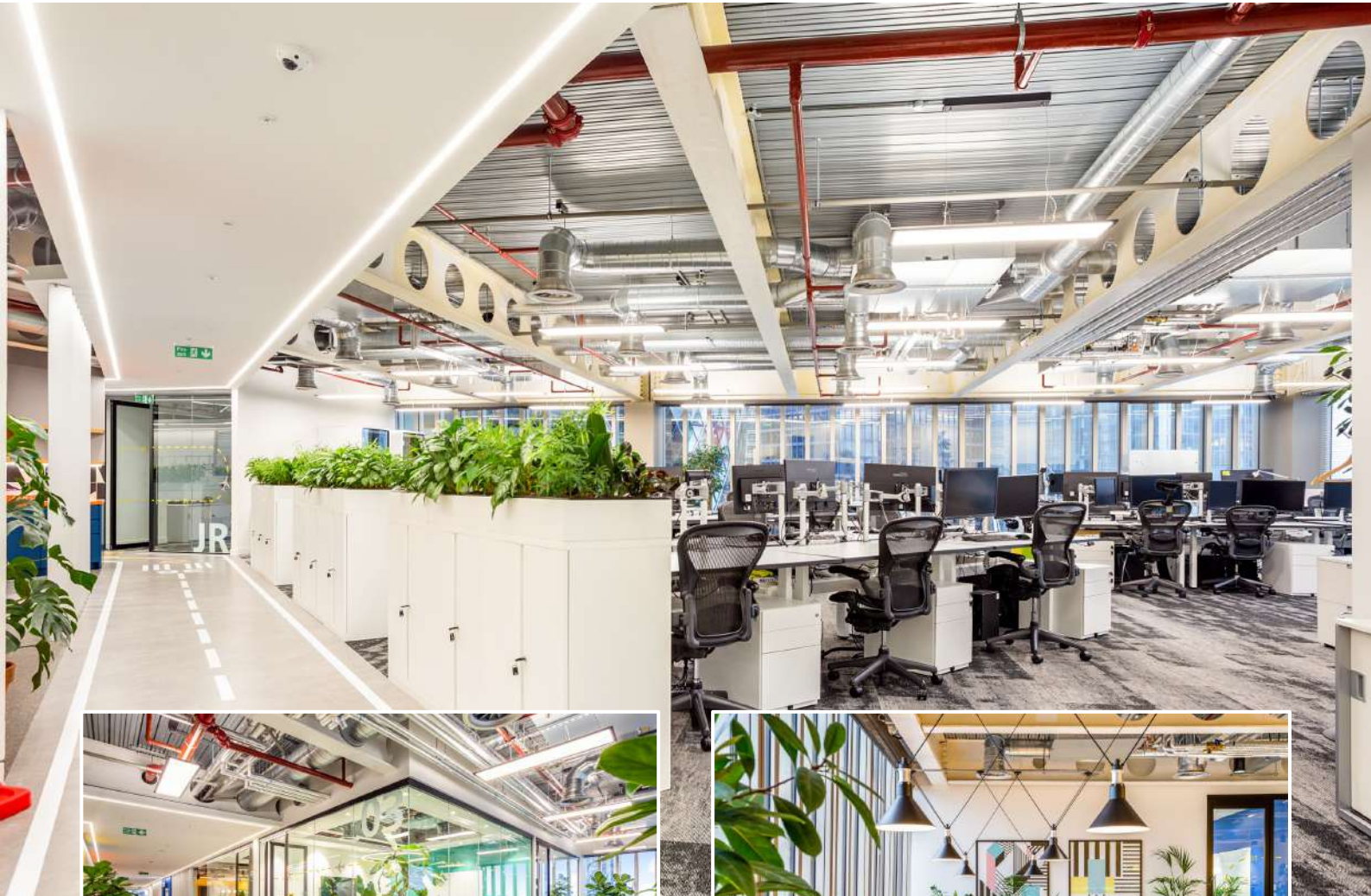




MAKING MOVES



EXIT



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

**e.8,700 SQ FT**

**HIGHLIGHTS:**

- Plug & Play
- Fantastic Views of London
- Boardroom
- Meeting Rooms, Meeting Booths & Phone Booths
- Kitchen and Breakout Area
- 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](mailto:info@makingmoves.london) **WEB** [www.makingmoves.london](http://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 and large kitchen and breakout area. The floor will be split to the desired size with all office amenities provided.

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

## TERMS:



The current occupier is to surrender the lease and two new separate leases of similar length are to be agreed for each portion of the floor.

## BUILDING CREDENTIALS:



**EPC: A**  
**BREEM: 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 <sup>th</sup>	c.8,700	£70.00	£12.99	£26.92	£956,217	£79,685

## 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





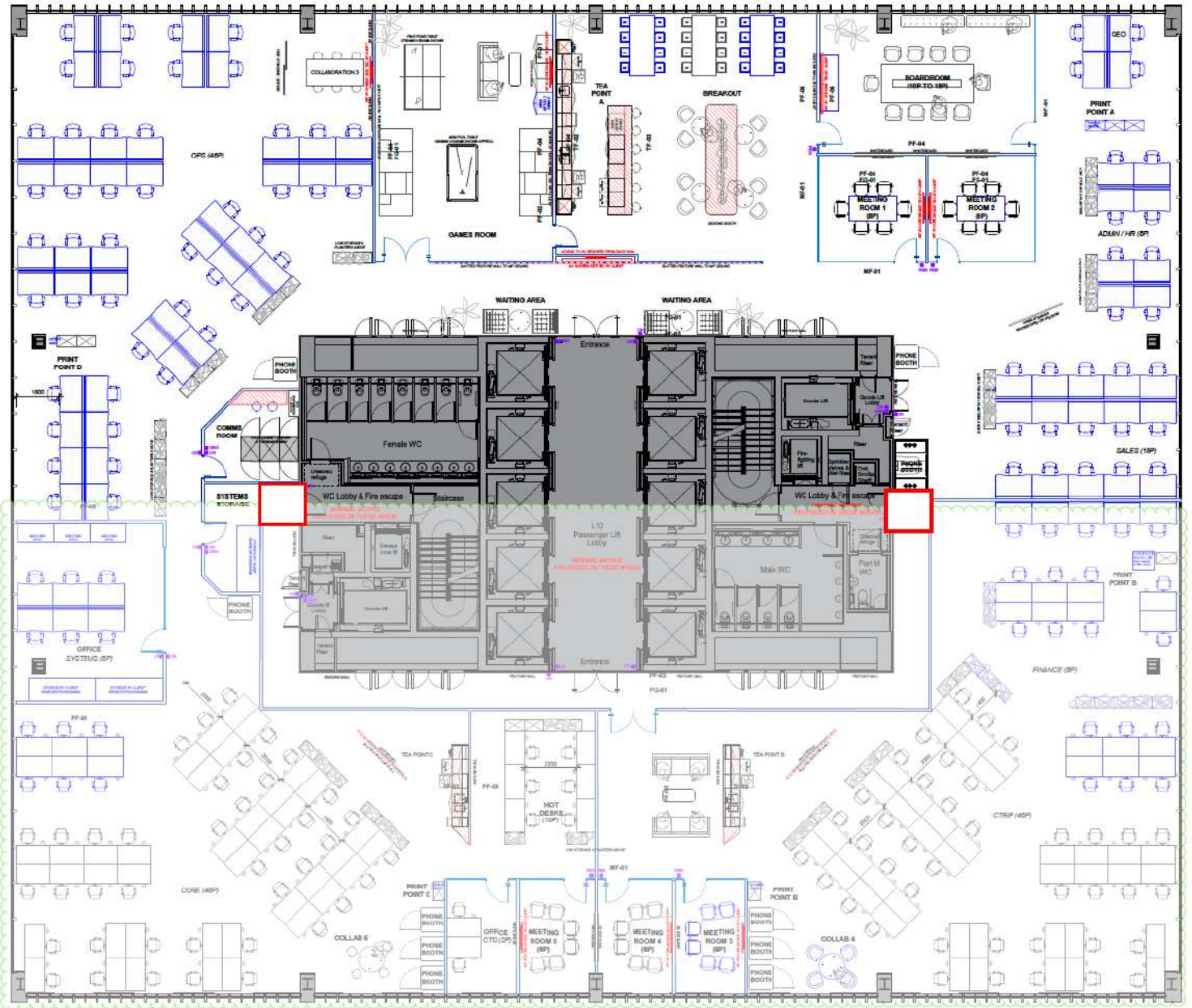


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LONDON, EC3A 8BE



EXIT



Letterable are outlined in Green

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