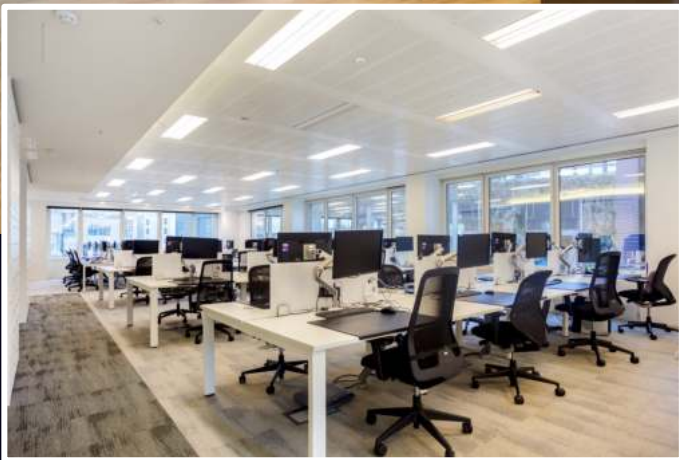




MAKING MOVES



EXIT



**3rd & 5th FLOOR,
8 FENCHURCH PLACE,
LONDON,
EC3M 4AJ**

12,624 SQ FT

HIGHLIGHTS:

- Plug & Play
- Variety of Boardrooms, Meeting Rooms and Zoom Rooms
- All Meeting Rooms Are Sound Proof
- Reception Entrance
- Large Kitchen & Breakout Area
- Great Levels of Natural Light
- Manned Building Reception Entrance
- Bike Storage & Showers
- Located Next To Fenchurch Street Station

WE ARE OFFICES

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

LOCATION:



The office is perfectly located directly next to Fenchurch Street Station, meaning ideal access from East London and Essex.

The office is located in the centre of EC3, the finance and insurance centre of London. As such, there is a large range of cafes, bars and restaurants in the immediate area.

Monument, Aldgate and Tower Hill Station. are all within a short walk of the building.



DESCRIPTION:



This office offers a high specification, fully furnished space which comes with workstations, boardrooms, meeting rooms and zoom rooms. The office has a reception entrance and a large kitchen and breakout area for townhall meetings.

There is a separate mezzanine level which can be let together or separately to the 5th Floor.

The building has a manned reception entrance, bike storage and shower facilities.

TERMS:



Available by way of a sublease or assignment until May 2024.

A new, longer lease is also available direct with the landlord.

EPC:



An EPC is available on request

VIRTUAL TOUR:



[Click here to view the 5th floor virtual tour](#)

[Click here to view the 3rd floor virtual tour](#)

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
5 th	11,556	£55.00	£12.34	£16.17	£965,042	£80,420
3 rd	1,068	£55.00	£12.34	£16.94	£90,011	£7,501

VIEWINGS:

Strictly through appointment by sole agent:

George Marment

Email: gpm@makingmoves.london

Tel: 07551 158799 or 020 3595 3121

Matt Mannix

Email: mmx@makingmoves.london

Tel: 077711 80072 or 020 3595 3121



MAKING MOVES

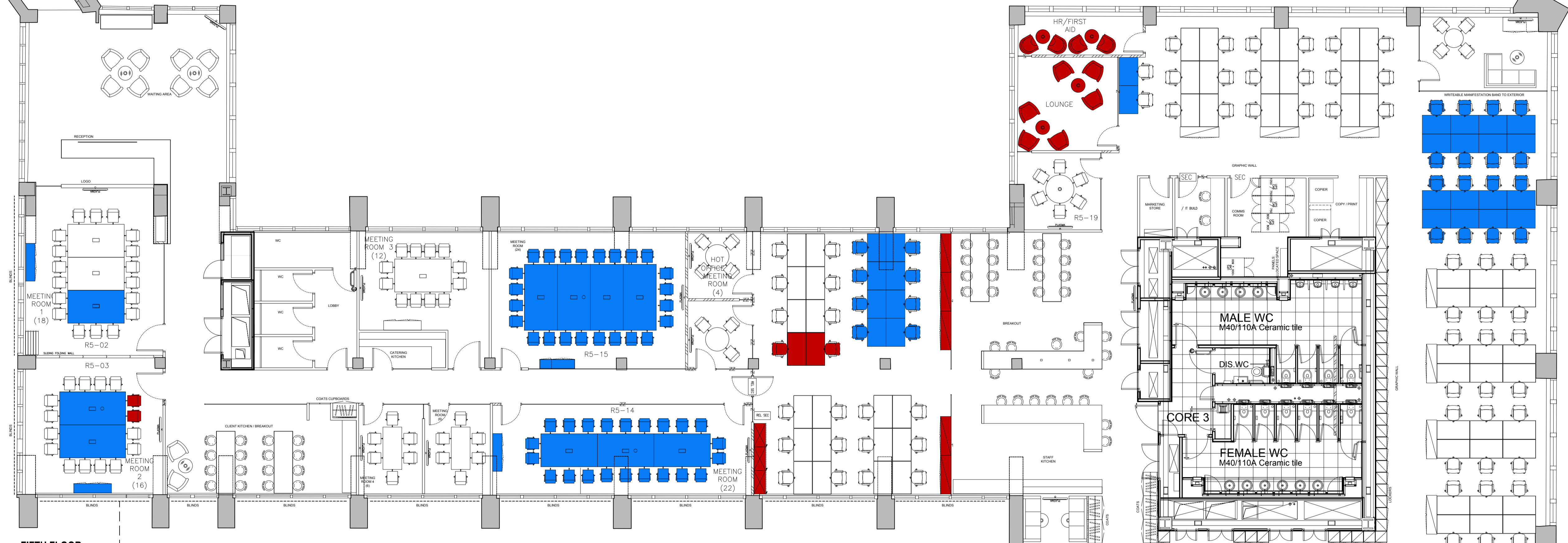
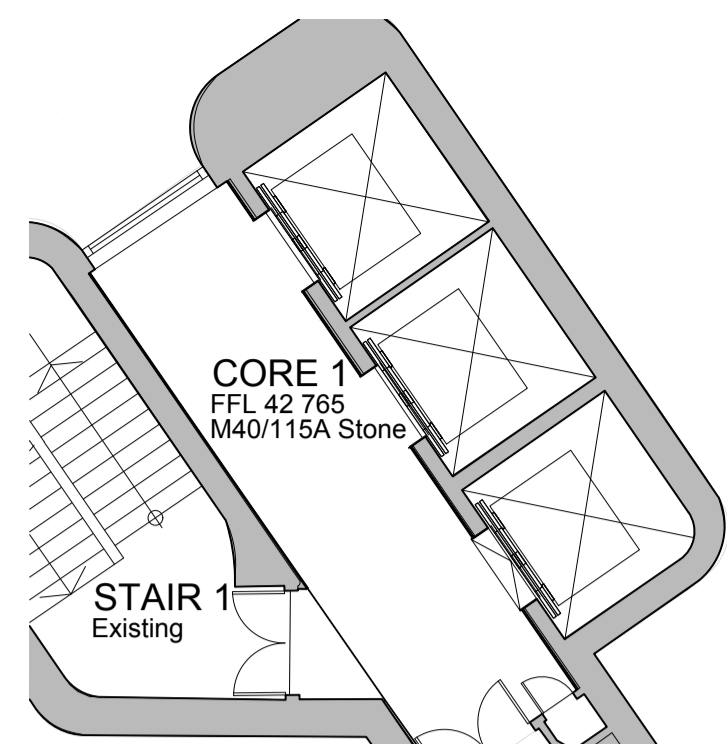
3RD & 5TH FLOOR, 8 FENCHURCH PLACE,
LONDON, EC3M 4AJ



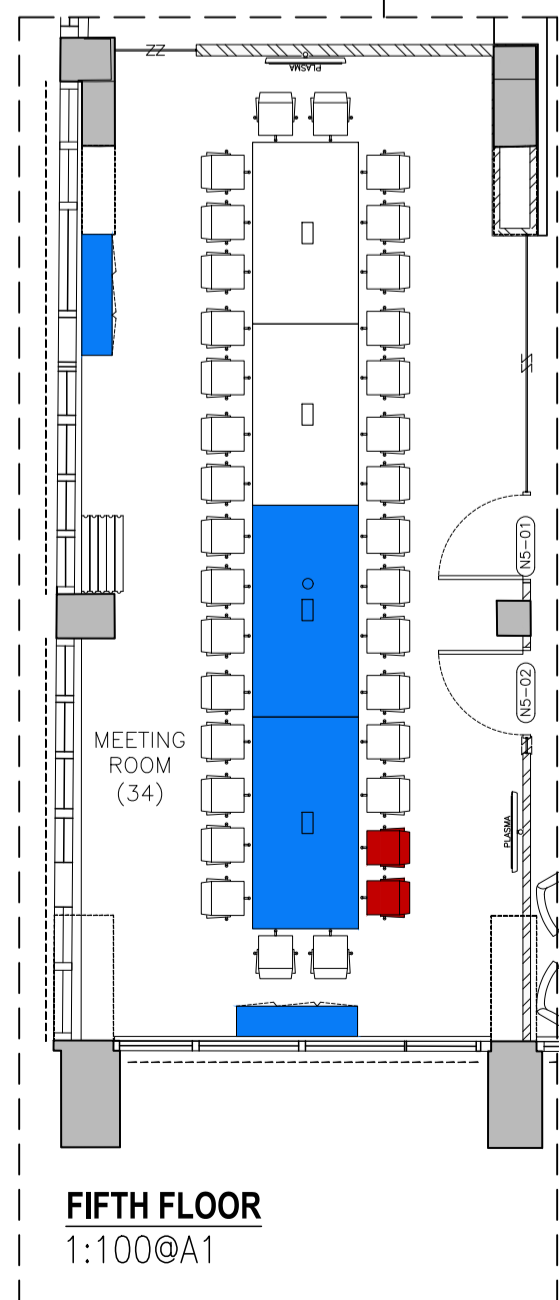
EXIT



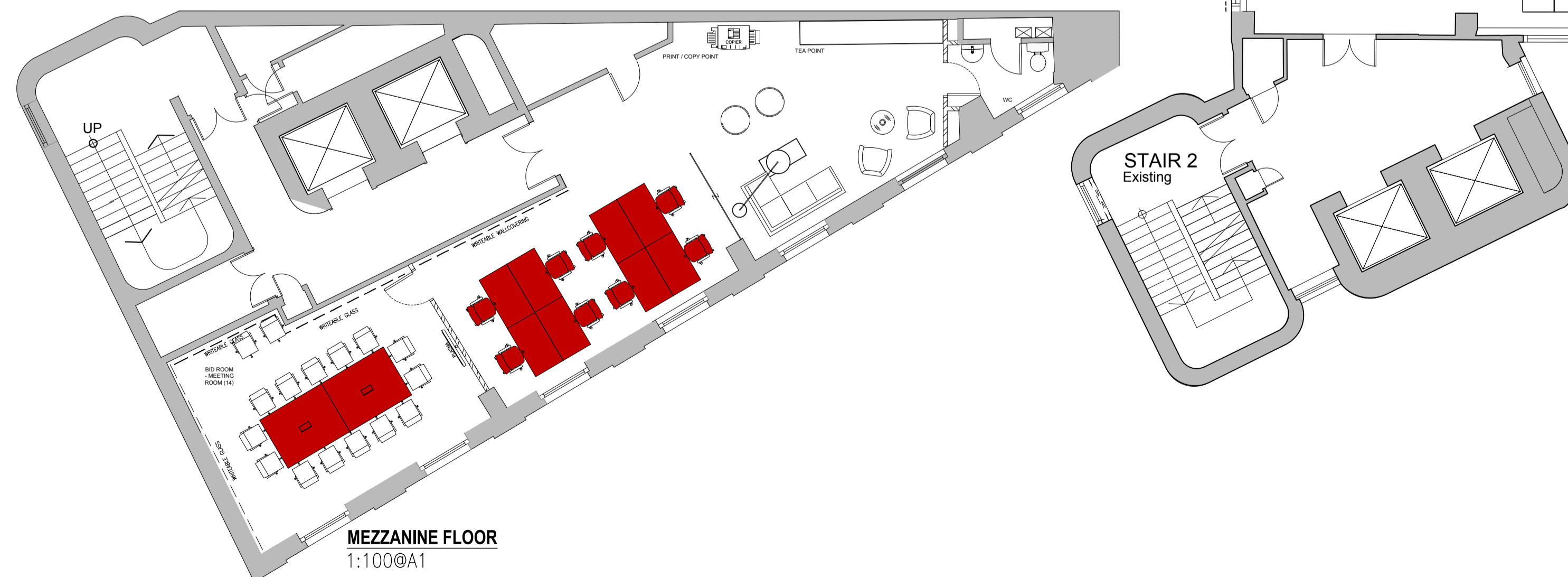




FIFTH FLOOR
1:100@A1



FIFTH FLOOR
1:100@A1



MEZZANINE FLOOR
1:100@A1

