

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



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



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 5^{th} Floor.

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

EPC:



An EPC is available on request

FLOOR AREAS & OUTGOINGS:

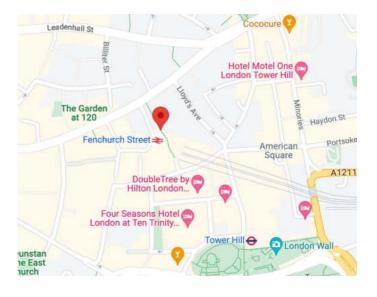
Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
5 th	11,556	£55.00	£12.34	£16.17	£965,042	£80,420
3 rd	1,068	£55.00	£12.34	£16.94	£90,011	£7,501

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

28/04/2020&nsbp; Misrepresentation Act 1967: Making Moves London Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Making Moves London Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The VAT position relating to the property may change without notice. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



TERMS:



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

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

VIRTUAL TOUR:



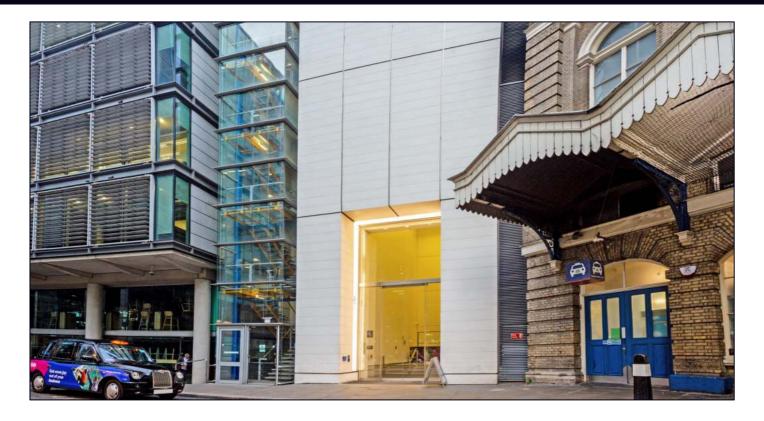
Click here to view the 5th floor virtual tour

Click here to view the 3rd floor virtual tour



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











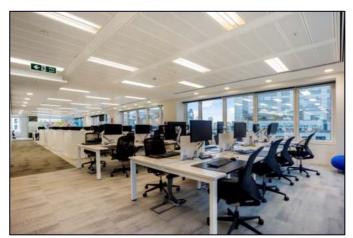




3RD & 5TH FLOOR, 8 FENCHURCH PLACE, LONDON, EC3M 4AJ



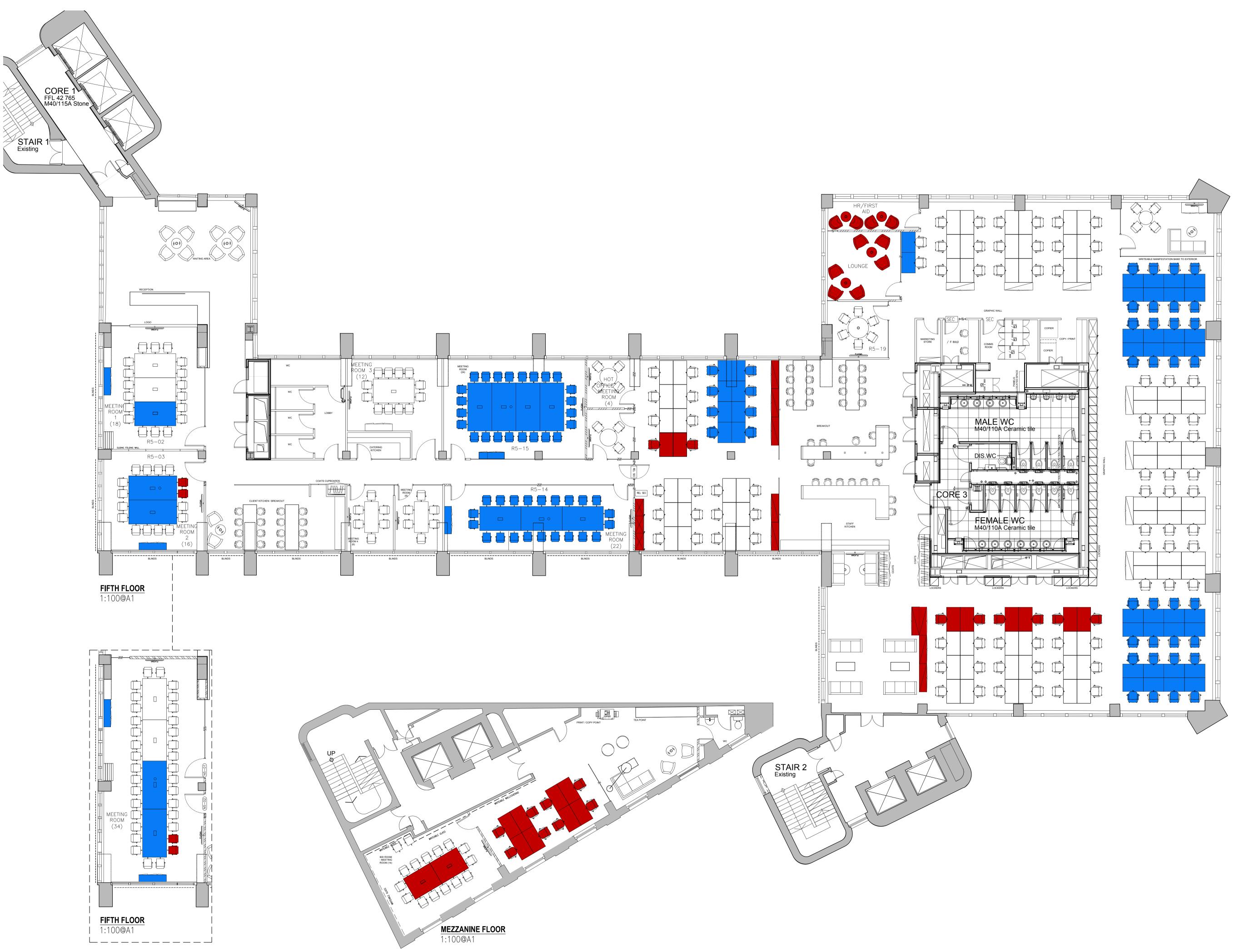














HEAD OFFICE

19 Willow Street London EC2A 4BH

WEST END

Henry Wood House 2 Riding House Street W1W 7FA

oves Making Mo

ell savel

TEL 020 3595 3121 E-MAIL info@makingmoves.london WEB makingmoves.london

Ioves Mating