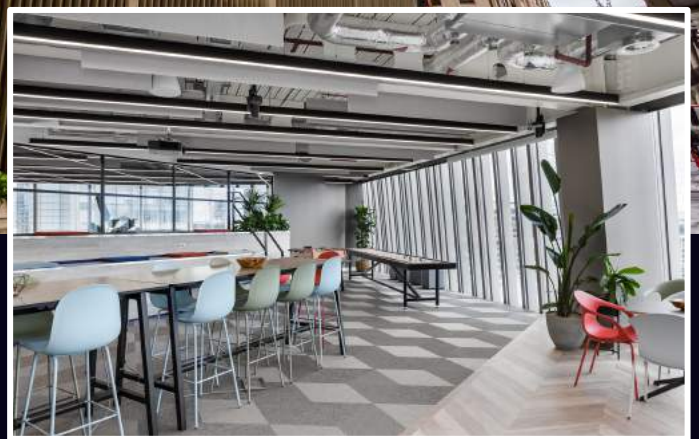




MAKING MOVES



EXIT



**13TH FLOOR,
70 ST MARY AXE,
LONDON,
EC3A 8BE**

17,257 SQ FT

HIGHLIGHTS:

- Plug & Play
- Boardrooms, Meeting Rooms & Private Offices
- Panoramic Views of London
- Exposed Services & Great Natural Light
- 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 workstations, boardrooms, meeting rooms, a reception entrance and a large kitchen and breakout area with collaboration zones and focus booths.

Floor to ceiling glazing provides great levels of natural light with panoramic views of London and the exposed services mean the floor has high ceilings, giving it an open feel.

The building has an impressive double height manned reception entrance, bike storage, showers, towel service, onsite café and serviced office.

TERMS:



Available by way of an assignment 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

FLOOR AREAS & OUTGOINGS:

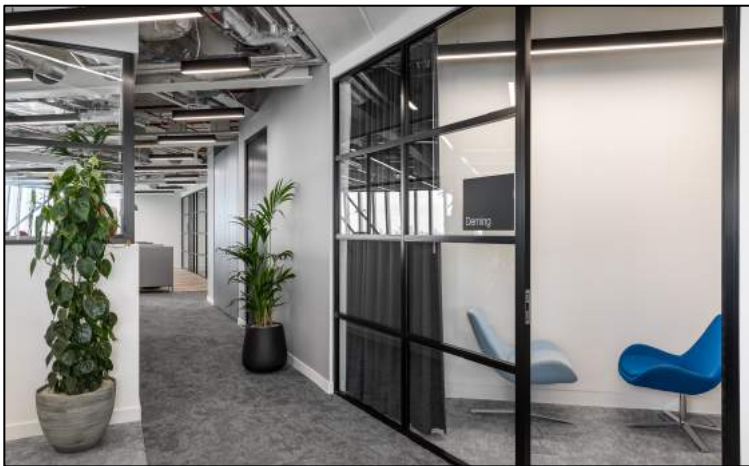
Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
13 th	17,257	£72.00	£13.28	£27.30	£1,942,793	£161,899

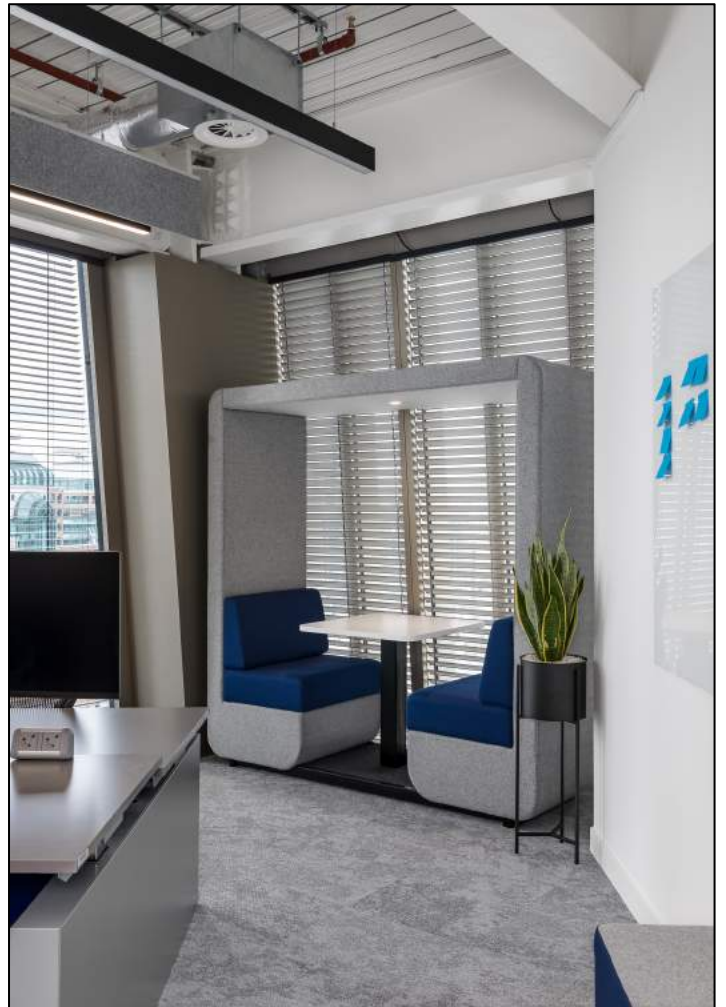
VIEWINGS:

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





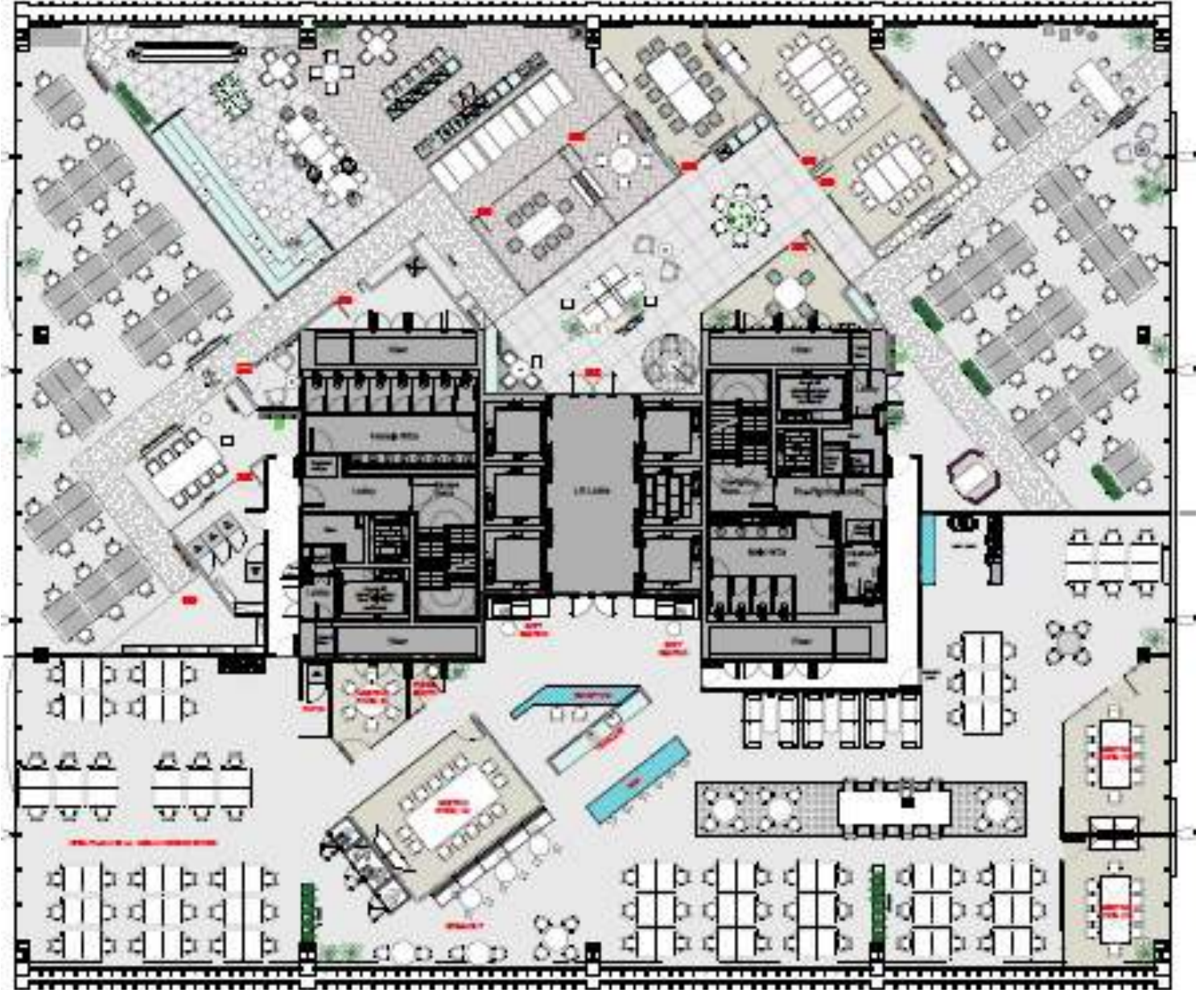


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