



**5TH FLOOR,
107 FENCHURCH STREET,
LONDON,
EC3M 5JF**

1,445 SQ FT

HIGHLIGHTS:

- Plug & Play
- High Ceilings with Exposed Services
- Large Boardroom
- Open Plan Desking Area
- High Specification Kitchen & Breakout Area
- Lift Access
- Excellent Transport Connections
- Low Business Rates

WE ARE OFFICES

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

LOCATION:



The office is perfectly located on Fenchurch Street, with superb transport connections. The building is a short walk away from Fenchurch Street Railway Station, Tower Hill and Aldgate Station.

Fenchurch Street is situated in the heart of the capital's financial and insurance district with Leadenhall Market a short walk from the building, filled with charming cafes and restaurants for the ideal lunchtime spot.



DESCRIPTION:



This office offers a high specification, fully furnished space which comes with an open plan desking area, kitchen and breakout area.

The office also benefits from a large boardroom and phone booth.

TERMS:



Available by way of an assignment or flexible sublease until October 2029, with a tenant only break option in September 2025 and September 2027.

A new lease is also available direct with the landlord.

EPC:



The office has an EPC rating 'B'

VIRTUAL TOUR:



[Click here to view virtual tour](#)

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
5 th	1,445	£59.50	£14.00	£13.55	£125,787	£10,482

VIEWINGS:

Strictly through appointment by sole agent:

George Marment

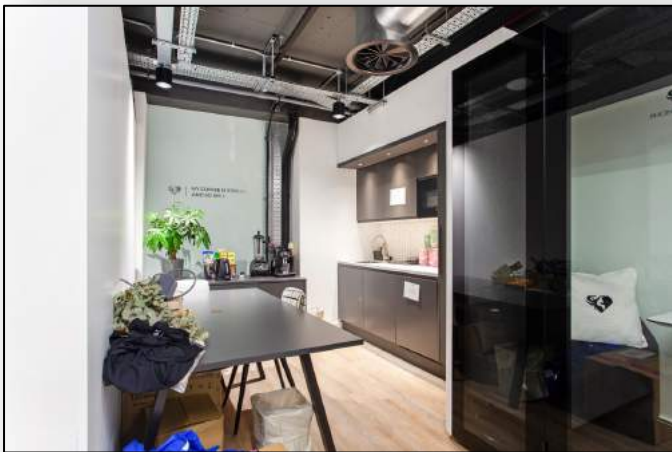
Email: gpm@makingmoves.london

Tel: 07551 158799 or 020 3595 3121

Rachel Stead

Email: Rachel.stead@makingmoves.london

Tel: 07471998225 or 020 3595 3121





MAKING MOVES

5TH FLOOR, 107 FENCHURCH STREET,
LONDON, EC3M 5JF



EXIT



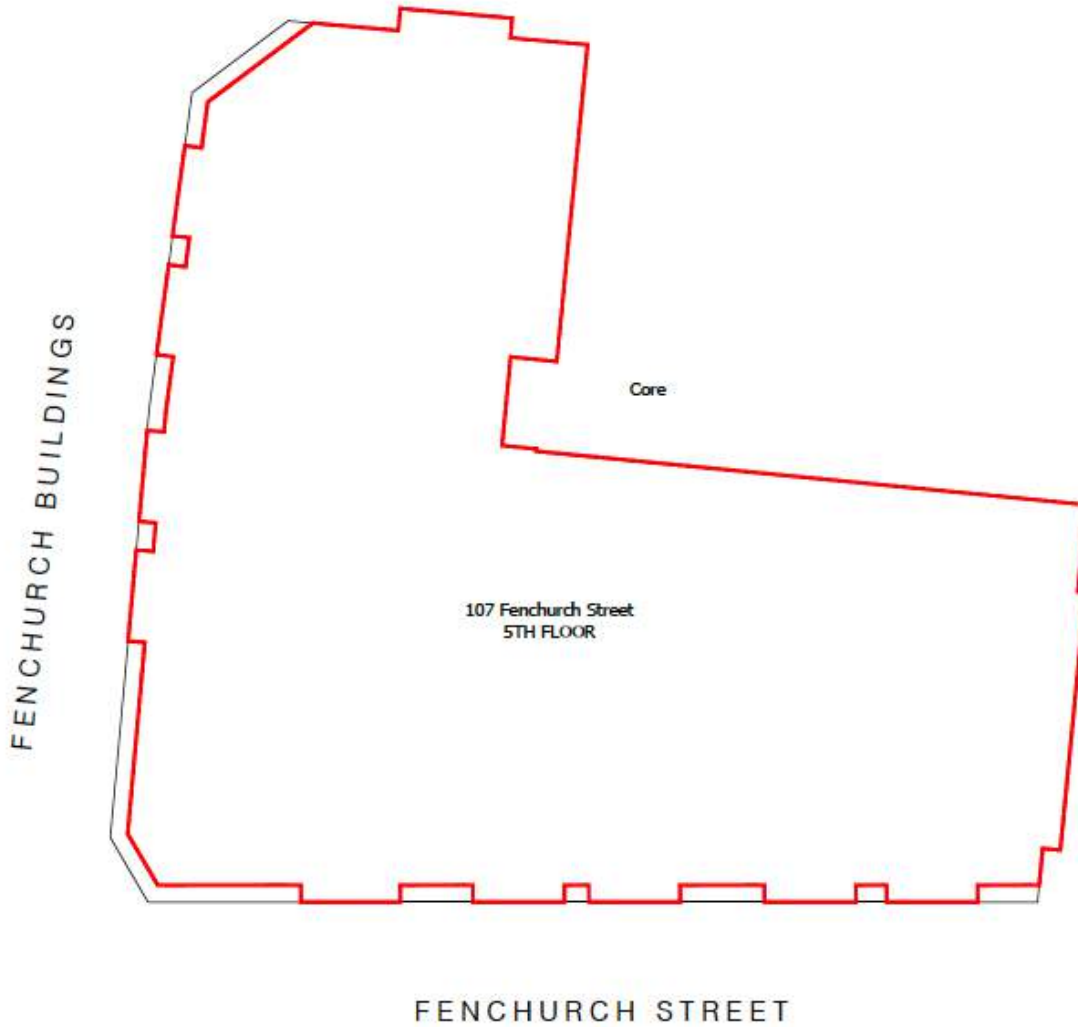


MAKING MOVES

**5TH FLOOR, 107 FENCHURCH STREET,
LONDON, EC3M 5JF**



EXIT



WE ARE OFFICES

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

