



MAKING MOVES



EXIT



**3<sup>RD</sup> FLOOR,  
10 EASTCHEAP,  
LONDON,  
EC3M 1AJ**

**3,615 SQ FT**

**HIGHLIGHTS:**

- Plug & Play
- High Ceilings
- Numerous Boardrooms and Meeting Rooms
- Open Plan Desking Area
- Demised Reception Area
- Manned Building Reception
- High Specification Kitchen & Breakout Area
- Lift Access
- Air Conditioning

**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 office is perfectly located just a short walk away from Cannon Street, Monument, and Bank stations.

There is an abundance of coffee shops, restaurants, and bars in the vicinity, as well as the famous Sky Garden.

Leadenhall Market is just a stone's throw away, with a wide range of restaurants and retail amenities.



**DESCRIPTION:**



This office offers a high specification, fully furnished space which comes with an open plan desking area, kitchen and breakout area as well as various meeting rooms and board rooms.

The space benefits from its own demised reception area, as well as a manned building entrance.

With ample natural light and high ceilings throughout, the office offers a bright and spacious atmosphere.

**TERMS:**



Available by way of an assignment or flexible sublease until December 2026 with a break option in December 2024

A new lease is also available direct with the landlord

**EPC:**



EPC: available on request

**FLOOR AREAS & OUTGOINGS:**

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
3 <sup>rd</sup>	3,615	£55.00	£15.73	£19.48	£326,109	£27,176

**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:** 07471 998 225 or 020 3595 3121



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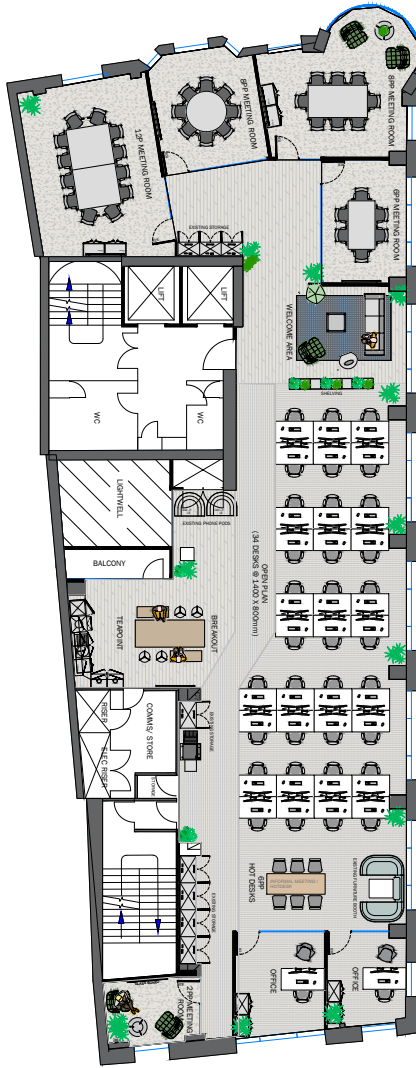
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**THIRD FLOOR-OPTION 2**

SCALE | 1:75 @A1 | 1:150 @A3  
SQFT/SQM | 3800SQFT/353 SQM  
DENSITY | 1:10

-  341 DESKS 1400 X 800mm
-  051 MEETING ROOMS
-  021 MANAGERS OFFICES
-  011 NEW TEAPPOINT & BREAKOUT
-  011 WELCOME AREA
-  6 | HOT DESKS
-  011 EXISTING INFORMAL BOOTH
-  021 EXISTING PHONE BOOTHS
-  EXISTING STORAGE



**THIRDWAY**

10-12 EASTCHEAP  
LONDON  
EC3M 1AJ

SKETCH

**02**

17.02.21  
ECW

@THIRDWAY INTERIORS

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