

Ibex House, 42 - 47 Minories

City, London, EC3N 1DY

OFFICE TO LET | 16,242 sq ft



**Photograph for indicative purposes only*

Location

Ibex House is located on the east side of Minories at its junction with Haydon Street. Fenchurch Street mainline station, Tower Hill underground station and Tower Gateway DLR station are all close by.

Floor Areas

Floor	sq ft	sq m
Part 3rd Floor	16,242	1,509
TOTAL (approx.)	16,242	1,509

**Measurement in terms of NIA*

Description

Ibex House is an iconic art deco building. With stunning historic features, a newly refurbished reception area and on site Virgin Active health club the building offers the ideal location for any business.

Paul Dart, Partner

020 7025 1392

Suzy Link, Agency Surveyor

020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract April 2017

020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

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Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease until July 2018. Alternatively a new lease is available from the landlord.
Passing rent:	£31.48 psf pax NO VAT
Rates:	Estimated £14.97 pas pa 2017/18
Service Charge:	Approximately £ 13.75 psf pax

Amenities

- Air conditioning
- Raised floors
- Metal tiled ceilings with LG7 lighting
- Prestigious refurbished reception
- 6 passenger lift
- Virgin active gym (with swimming pool)
- 24 hour Access and Security
- Bicycle storage

Paul Dart, Partner

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