

# Fibi House, 24 Creechurch Lane City, London, EC3A 5JX



OFFICE TO LET | 2,871 – 10,824 sq ft



## Location

Located within a short walk from the iconic 'Gherkin' and the Lloyd's building, the property offers good transport links with Liverpool Street, Fenchurch Street, Bank, Monument and Aldgate stations all close by. In addition, it is near to the historic Leadenhall Market.

## Floor Areas

Floor	sq ft	sq m
2nd Floor	4,183	388
1st Floor	3,770	350
Ground Floor	2,871	266
<b>TOTAL (approx.)</b>	<b>10,824</b>	<b>1,005</b>

\*Measurement in terms of NIA

## Description

The available floors provide bright open plan areas in addition to a number of offices and meeting rooms.

### Rhys Evans, Partner

020 7025 1393

### 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](http://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.

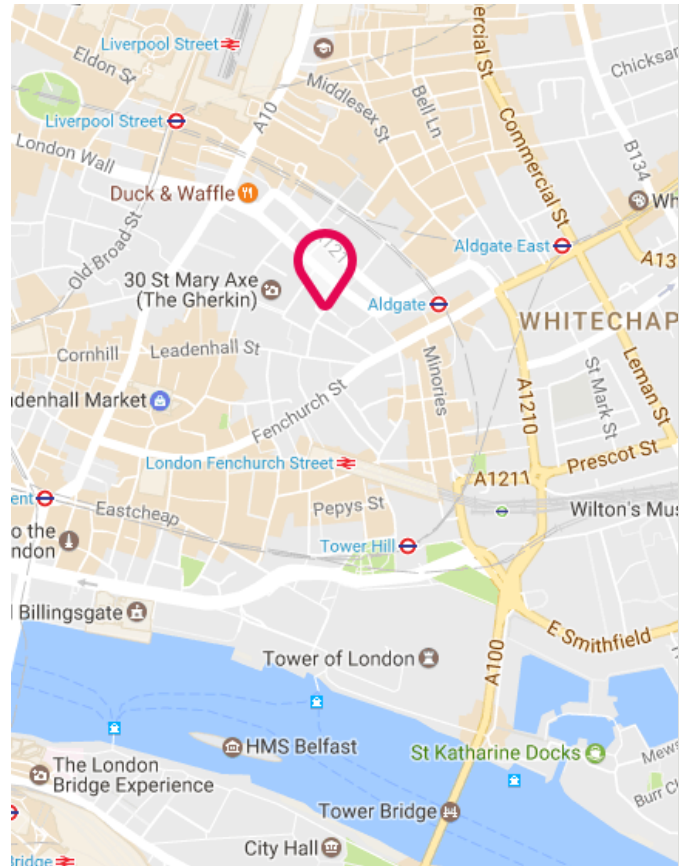
**Subject to Contract May 2017**

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

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## Terms

Tenure:	Leasehold
Lease:	A new lease is available direct from the free holder
Rent:	£37.50 psf pax
Rates:	Estimated at £18.00 psf pa 2017/18
Service Charge:	Approximately £7.50 psf pax

## Amenities

- Air cooling
- Manned reception
- Passenger lift
- Existing fit out
- 2 Kitchenettes
- Raised floor
- Shower (1st floor)

## Rhys Evans, Partner

020 7025 1393  
revans@monmouthdean.com

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