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
TOTAL (approx.)	**10,824**	**1,005**

*Measurement in terms of NIA

Description

The available floors provide bright open plan areas in addition to a number of offices and meeting rooms.
There are kitchenettes on all floors and a shower on the 1st floor.

Rhys Evans, Partner
020 7025 1393

Suzy Link, Agency Surveyor
020 7025 8940

Georgia Mason, Agency Surveyor
020 7025 8945

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 September 2017

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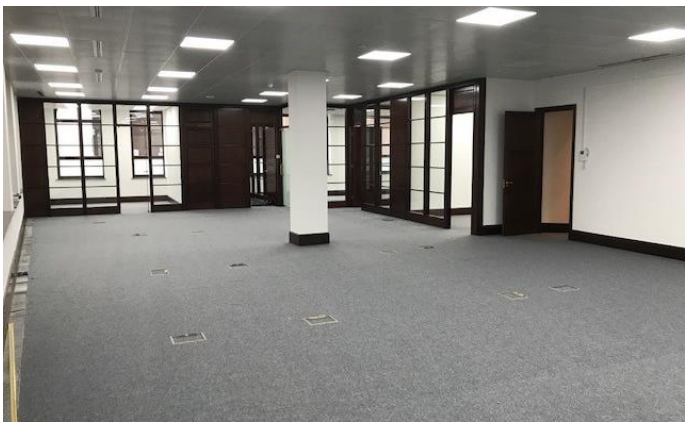

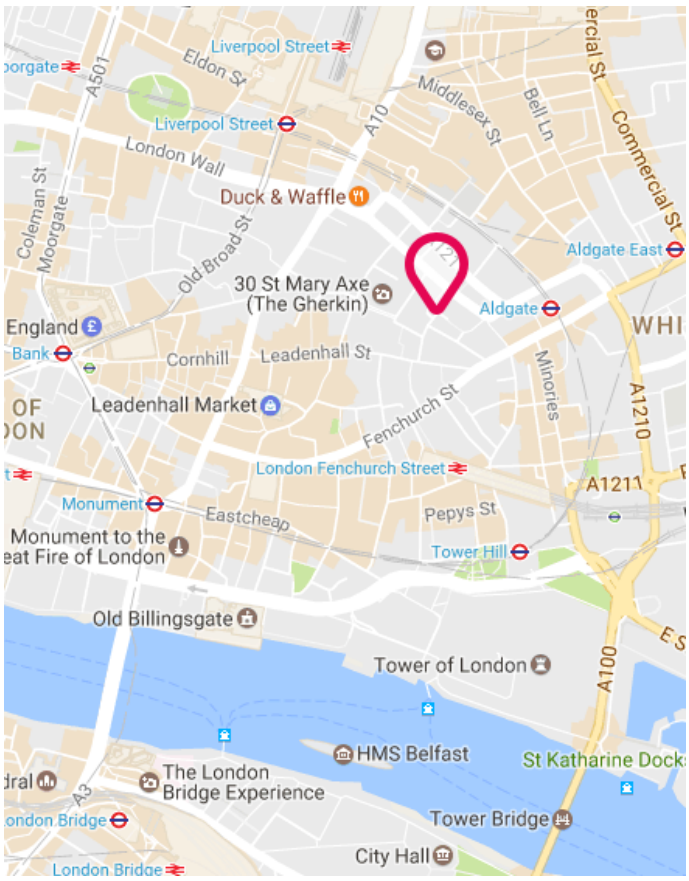

Terms

Tenure:	Leasehold
Lease:	A new lease is available direct from the free holder
Rent:	£35.00 psf pax
Rates:	Estimated at £18.00 psf pa 2017/18
Service Charge:	Approximately £11.00 psf pax

Amenities

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

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RICS

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