

# Cannongate House, 62-64 Cannon Street, London, EC4N 6AE

OFFICE TO LET | 2,973 sq ft



## Location

Cannongate House is situated in a prime city core location within a short walk of Mansion House and Cannon Street underground stations. The building is directly opposite the new Bloomberg HQ.

## Floor Areas

| Floor                  | sq ft        | sq m       |
|------------------------|--------------|------------|
| 4th Floor              | 2,973        | 276        |
| <b>TOTAL (approx.)</b> | <b>2,973</b> | <b>276</b> |

\*Measurement in terms of \*NIA

## Description

The accommodation is fully fitted and available from February 2018.

**Matthew Hall, Partner**

📞 020 7025 1398

**Georgia Mason, Agency Surveyor**

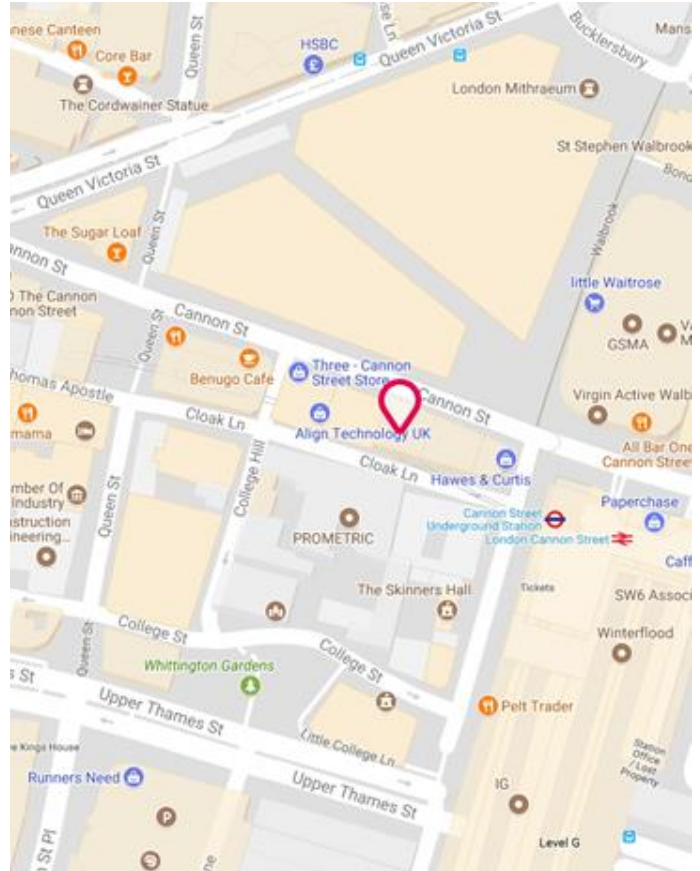
📞 020 7025 8945

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](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 October 2017**

# Cannongate House, 62-64 Cannon Street, London, EC4N 6AE

OFFICE TO LET | 2,973 sq ft



## Terms

|                 |  |
|-----------------|--|
| Tenure:         | Leasehold  |
| Lease:          | A sublease until 25 <sup>th</sup> February 2019 or alternatively, a new lease direct from the freeholder for a term to be agreed |
| Rent:           | £25.00 psf pax   |
| Rates:          | Estimated at £20.06 psf pa (2017/2018)   |
| Service Charge: | Approximately £11.51psf pa   |

## Amenities

- Air conditioning
- Fully Fitted
- Plug and Play
- Raised Floor
- Commissionaire
- Two passenger lifts
- Suspended ceiling
- Shower Facilities

### Matthew Hall, Partner

📞 020 7025 1398  
✉️ mhall@monmouthdean.com

### Georgia Mason, Agency Surveyor

📞 020 7025 8945  
✉️ gmason@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract October 2017