

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



OFFICE TO LET | 3,770 / 4,183 / 7,953 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.

## 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. The 2nd floor is currently undergoing refurbishment and will provide a bright, open plan office floor plate with generous floor to ceiling heights.

The 1st floor can be offered fitted out or on the same basis as above.

## Floor Areas

Floor	sq ft	sq m	Status
2nd Floor	4,183	388	
1st Floor	3,770	350	
Ground Floor	2,871	266	Let
<b>TOTAL (approx.)</b>	<b>7,953</b>	<b>739</b>	
		*Measurement in terms of NIA	

**Rhys Evans, Partner**

📞 020 7025 1393

Joint Agents: James Andrew International – 020 31416600

**Suzy Link, Senior 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](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.

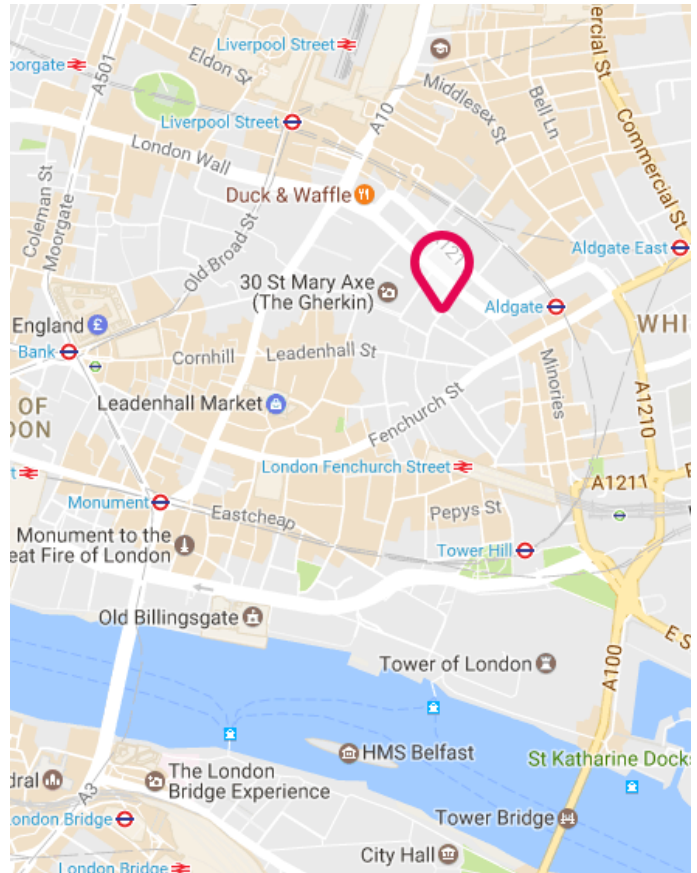
**Subject to Contract July 2018**

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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
EPC Rating:	TBC

## Amenities

- Passenger lift
- Existing fit out
- 2 Kitchenettes
- Raised floors
- Shower (1st floor)

### Rhys Evans, Partner

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