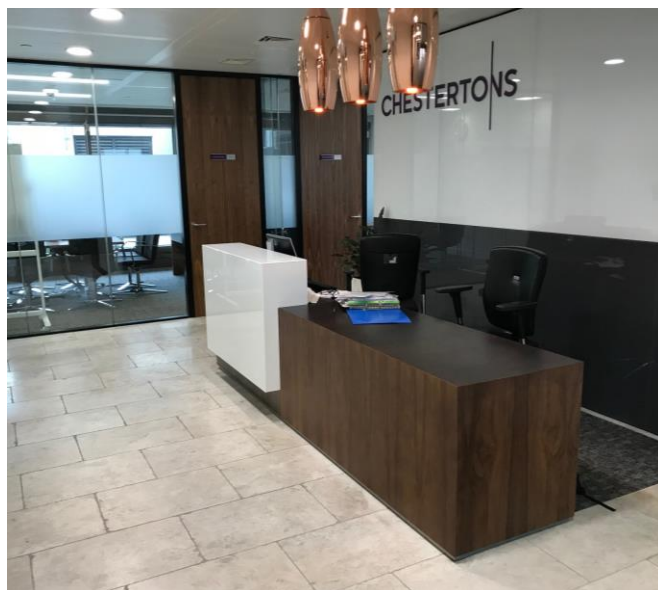


St Magnus House,
3 Lower Thames Street, EC3

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& harding
020 7522 8500
www.mellersh.co.uk



Offices to Let

7th Floor 6,530 sq. ft (60.66 sq. m)

Location

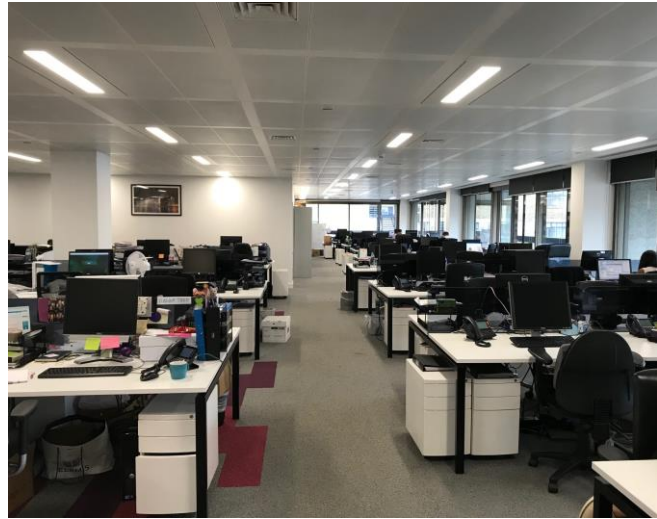
Just a short walk from Monument underground station, on Lower Thames Street next to London Bridge with stunning views overlooking the River Thames and almost immediately opposite London's iconic 'The Shard'.

Description

St Magnus House is a recently refurbished office property with an impressive entrance and a reception facility. The offices which are located on the 7th floor of the building boast the only terrace which overlooks the River Thames and London's iconic tower buildings. The floor is fully fitted and splits into two parts with a client facing area on the east side of the building and a larger work space area which is currently arranged in open plan layout with a mixture of meeting facilities, executive offices, kitchenette and breakout space.

Amenities

- Air conditioning
- LED Lighting
- Fully accessible raised floors
- Large roof terrace with outstanding views
- Mixture of offices and open plan accommodation
- Reception, boardroom & two meeting rooms
- Fully fitted



Lease

Assignment for the existing lease for a term expiring 04/07/2026 or a new sublease for a term expiring 05/07/2021.

Rent

Upon application.

Business Rates

RV: £244,000

Rates payable are approximately £18.68 per sq. ft

Service Charge

£13.30 per sq. ft (capped at £13.25 per sq. ft).

Viewings

Strictly by appointment with the joint sole letting agent **MELLERSH & HARDING LLP**

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Sammy Conway
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