



103 CANNON STREET, EC4

OFFICE SPACE TO LET | 2,240 SQ FT (208.1 SQ M)

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DeVono cresa





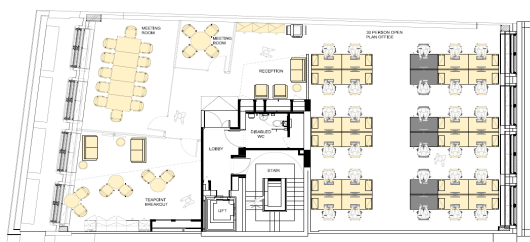
DESCRIPTION

Comprehensively refurbished in 2014, 103 Cannon Street provides contemporary, light filled office space. The building benefits from a triple height glass panelled entrance hall, high quality stone floor finishes, bronze lift architraves and feature lighting. All behind a totally comprehensive refurbished behind attractive listed facade

The 4th floor benefits from a recently completed fit out, providing an open plan space for 30 desks, kitchenette/ breakout area, 1 x 8 person boardroom and 1 x 4 person meeting room. Furniture available by way of separate negotiation

AMENITIES

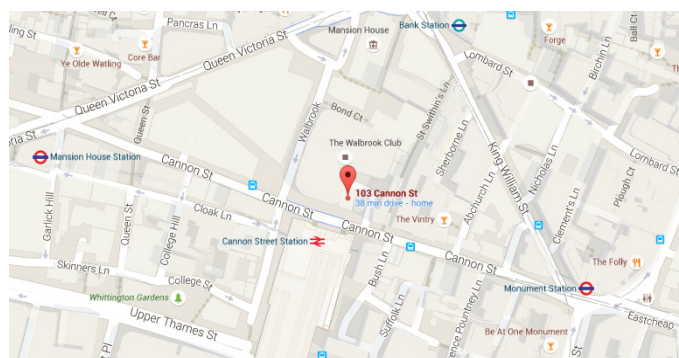
- VRF fan coil air conditioner
- Raised floors
- Metal tile suspended ceiling with unique curved coffers
- LG7 compliant lighting
- High speed 8 person passenger lift
- Triple height glass panelled reception
- Commissionaire
- Bike racks
- Showers



LOCATION | 103 CANNON STREET, EC4

The property is located opposite Cannon Street Station (Underground, National Rail). Bank and Monument Stations (Central Line, DLR, Northern & Waterloo & City lines) are both within a short walk.

The building is situated within a high profile City Location, surrounded by an array of City Institutions, blue-chip occupiers and global corporates, in conjunction with a wealth of Bars, Restaurants and Gyms.



SIZE

Floor	Sq ft	Sq m	Rent (per sq ft)
4th Floor	2,240	208.1	£55.00

TERMS

- Lease: Available by way of sublease or assignment until October 2019. Alternatively, a new lease may be available direct from the landlord.
- Passing Rent: £55.00 per sq ft
Premium offers invited
- Rates: £19.34 per sq ft
- Service charge: £16.87 per sq ft
- VAT: This building has been elected for VAT

MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono Cresa.

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