

1 LONDON WALL, EC2 PART 5TH & ENTIRE 3RD FLOOR

Space from 8,000 – 33,440 sq ft available to Let

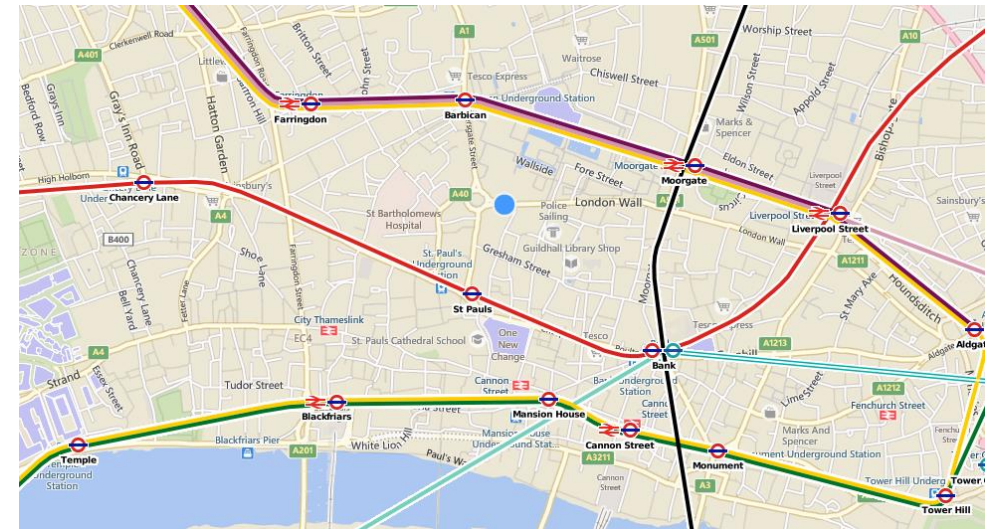


LOCATION

The building is prominently located on the Southern side of London Wall between the junctions of Noble Street and St Martin's Le Grand, in the heart of the City of London.

One London Wall benefits from excellent transport links, with St Paul's (Central line), Moorgate (Northern, Circle, Metropolitan and Hammersmith and City lines) and Barbican (Circle, Metropolitan and Hammersmith and City lines) underground stations all within a short walk.

MAP



*Map not to scale. For indicative purposes only.

CONTACT US

By appointment through sole agents:

BBG Real Estate Advisers

Tom Boggis

+44 20 7648 6273

tom.boggis@bbgreal.com

Jack Wells

+44 20 7648 6275

jack.wells@bbgreal.com

DESCRIPTION

One London Wall was designed by Foster and Partners to provide a landmark top quality office building.

The available space comprises top quality offices on the part 5th floor (north) which is available in Category A condition and the entire 3rd floor which is fitted out and can be split from 8,000 sq ft. . The floors benefit from views of the Museum of London and St Paul's Cathedral.

FLOOR AREAS

FLOOR	SQ FT	SQ M	STATUS
Part 5 th	12,793	1,188.51	Available
3 rd Floor	8,000 – 20,647	743.23 – 1,918	Available
Total	33,440	3,106.51	Available

* Areas for indicative purposes only.

AMENITIES:

- Superb natural light from full height fenestration.
- Bike racks, showers and changing rooms are located in the basement.
- 6 x 26 person lift
- 24 hour security
- Metal tile suspended ceilings
- Fully accessible raised floors
- 2.75m floor to ceiling height
- Disabled WC's on all floors
- 4 pipe fan coil air conditioning
- The 3rd floor benefits from a high quality fit out and furniture (available by arrangement).

TERMS:

The 5th floor is available for a term to expire in June 2016, or a new lease from the Landlord. The 3rd floor is available on a sublease until June 2019. All leases will exclude the Security of Tenure & Compensation provisions of the L&T Act 1954, part II, as amended.

RENT

5th Floor: £55.00 psf pax
3rd Floor: £52.50 psf pax

RATES:

£16.73 per sq ft per annum (estimated)

SERVICE CHARGE:

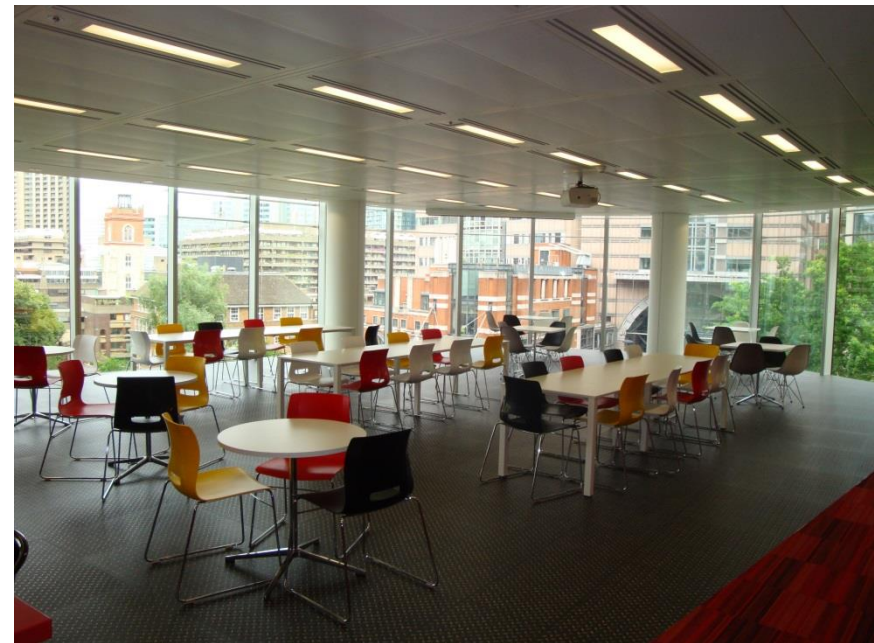
£10.47 per sq ft per annum (estimated)

VAT:

The property is elected for VAT.

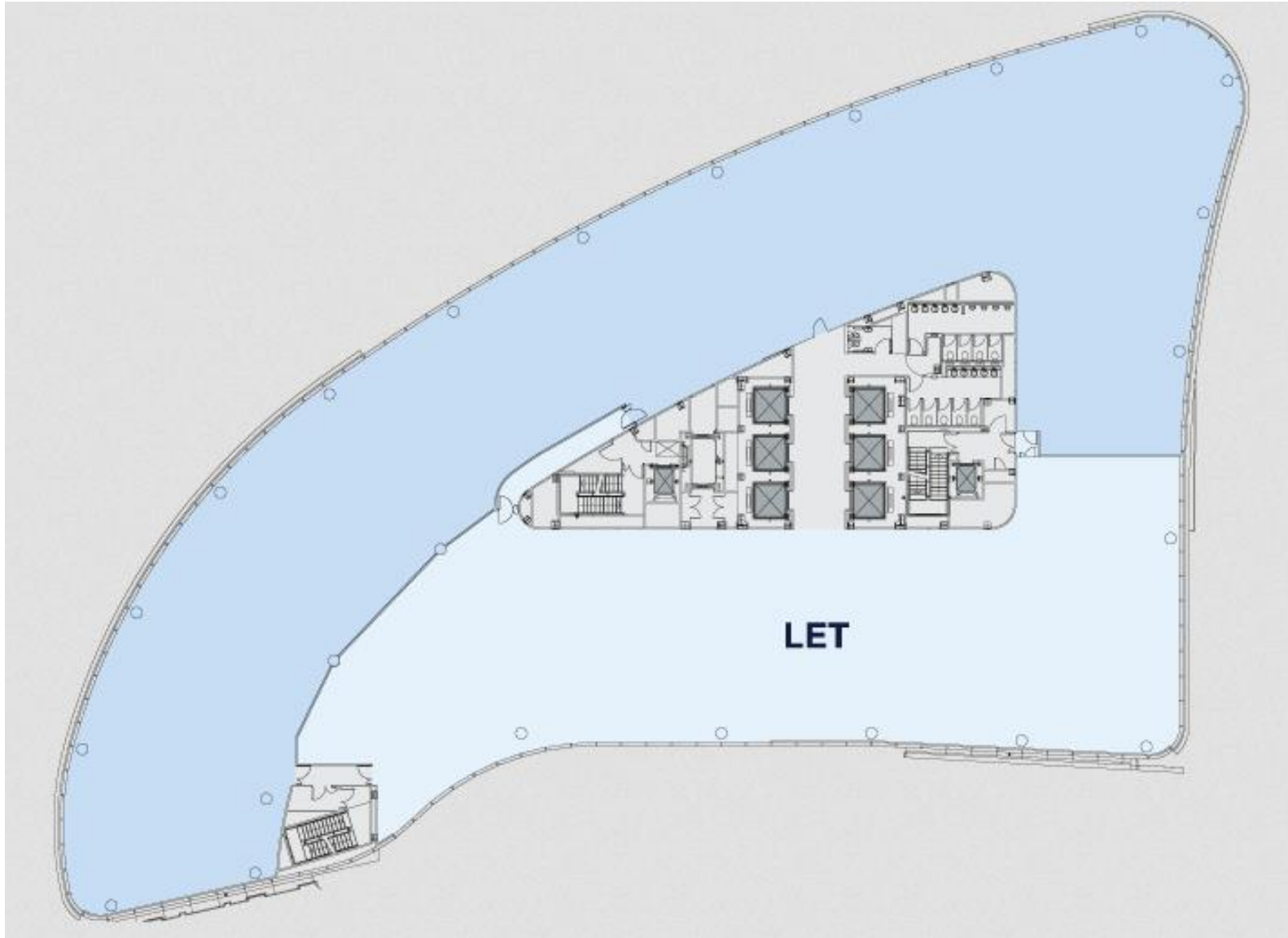
EPC:

TBC.



3rd floor break out area

FLOORPLAN – 5th FLOOR – 12,793 sq.ft. (1,118.51 sq.m.)



5th floor



1st floor reception

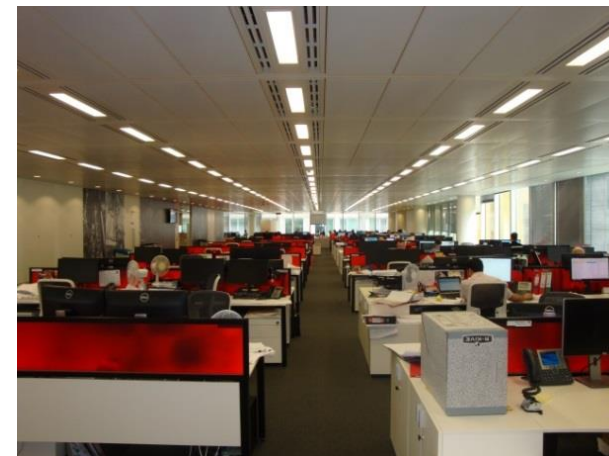
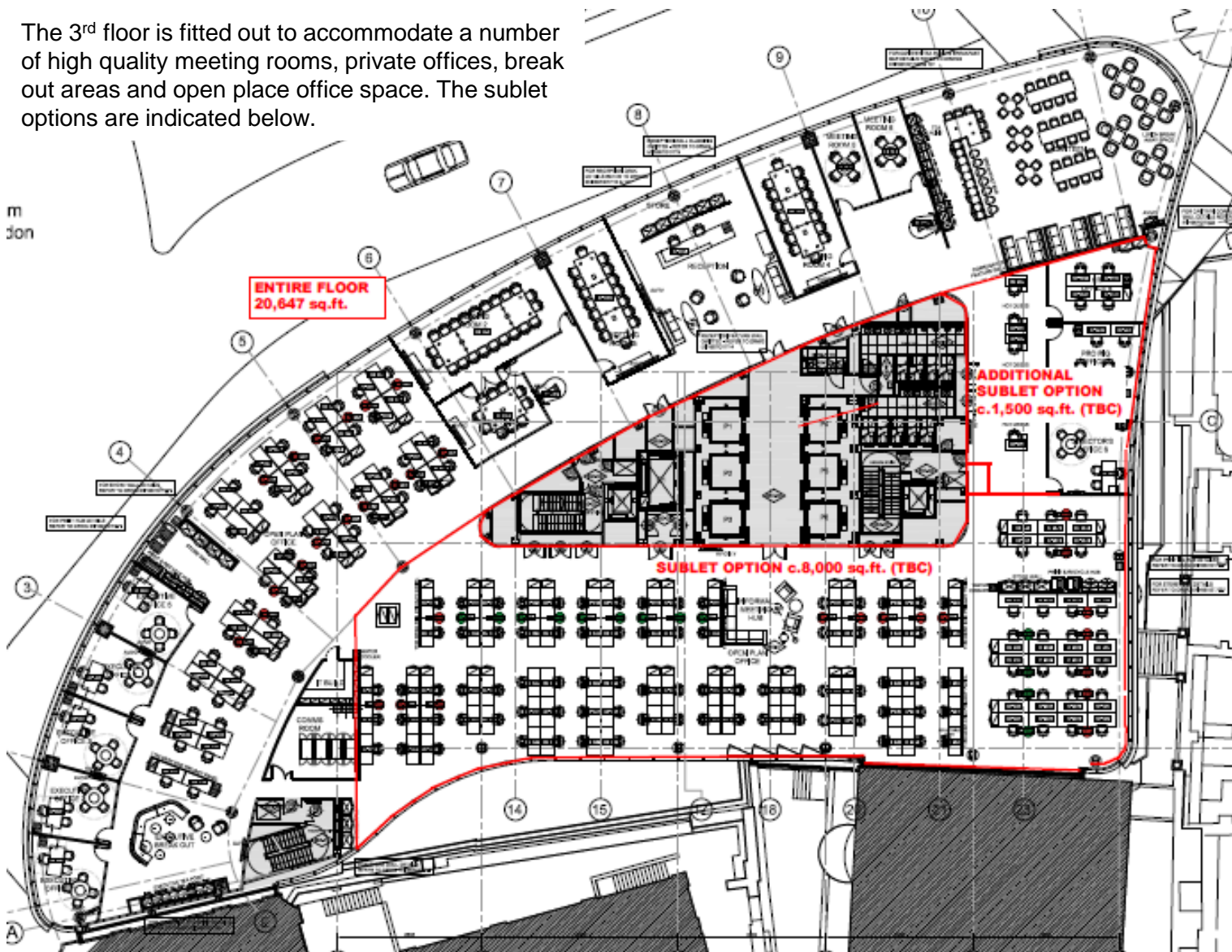
+44 (0) 20 7623 6622

Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on www.commercialleasecodes.co.uk

bbg
real estate advisers

FLOORPLAN – 3rd FLOOR – 8,000 – 20,647 sq.ft. (743.23 – 1,918 sq.m.)

The 3rd floor is fitted out to accommodate a number of high quality meeting rooms, private offices, break out areas and open place office space. The sublet options are indicated below.



3rd floor open plan

3rd floor lift lobby



+44 (0) 20 7623 6622

Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on www.commercialleasecode.co.uk

bbg
real estate advisers