

## 3 Thomas More Square, Moretown, E1

**\*Excellent Plug & Play office with superb views  
2,574 sq ft\***



### LOCATION

No. 3 is the signature 13 storey 250,000 sq ft office building at the heart of the 560,000 sq ft mixed use campus, now rebranded as Moretown within the vibrant Eastern sector of the City.

The property is within walking distance of Tower Hill (Circle & District), Tower Gateway (DLR), Aldgate (Circle & Metropolitan), Aldgate East (Hammersmith & City, & District) and Fenchurch Street stations.



### CONTACT US

By appointment through sole agents:

**BBG Real Estate Advisers**

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## DESCRIPTION

No. 3 was comprehensively refurbished in 2014. The building benefits from a large entrance hall with a manned reception within the building's central atrium.

Located on the south west corner of the 10<sup>th</sup> floor, the sublet area enjoys panoramic views of the City and Tower Bridge.

The demise is being offered on a "plug & play" basis and comes with two meeting rooms/private offices and 23 work stations in situ with availability of further work stations by arrangement and shared use of an on floor cafeteria.

## AMENITIES

- Air Conditioning
- Raised Floors
- Metal Tiled Suspended Ceilings with LG7 Compliant lighting
- Superb river views
- Excellent natural light
- Large reception
- 4 No x 16 person passenger lifts plus goods lift
- Large meeting room available with catering on ad-hoc basis
- Car Parking available via arrangement
- 23 work stations in-situ (more available)

**TERMS:** The floor is available on a flexible sub-lease for a term to be arranged until October 2024. The sublease will be outside the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954 Part II (as amended)

**RENT:** £42.50 per sq ft per annum exclusive

**RATES:** £12.41 per sq ft per annum exclusive (2018/19)

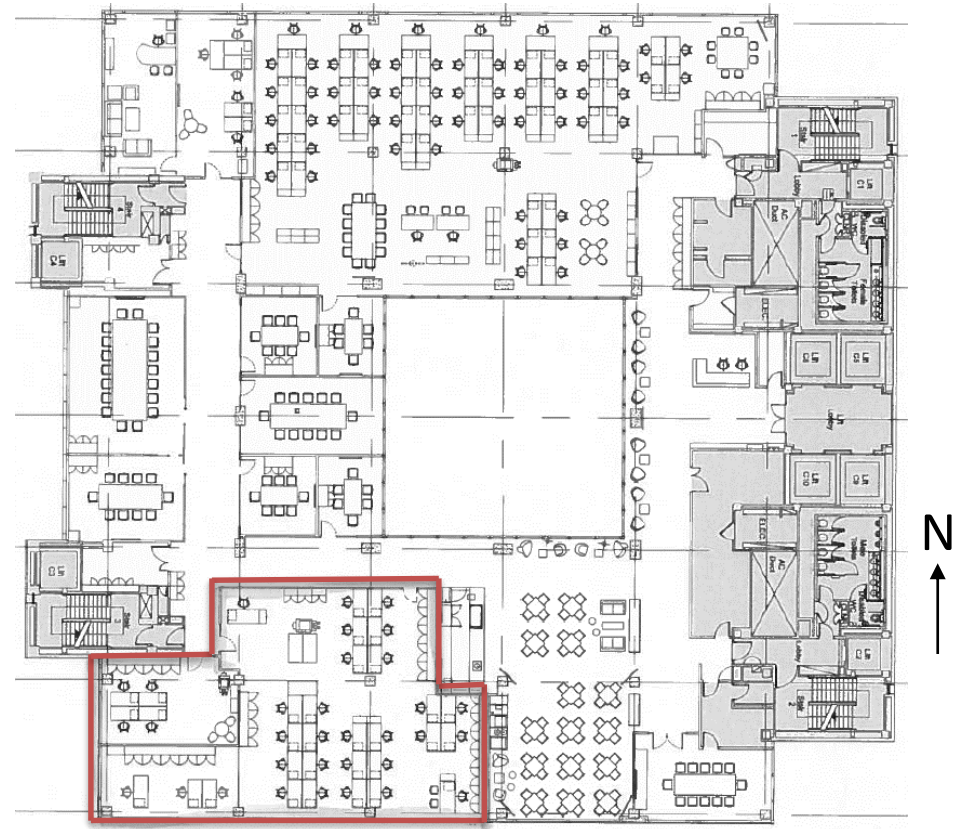
**S/CHG:** £10.51 per sq ft per annum exclusive

**VAT:** The property is elected for VAT purposes.

**EPC:** EPC Rating D (96)

## FLOOR AREAS

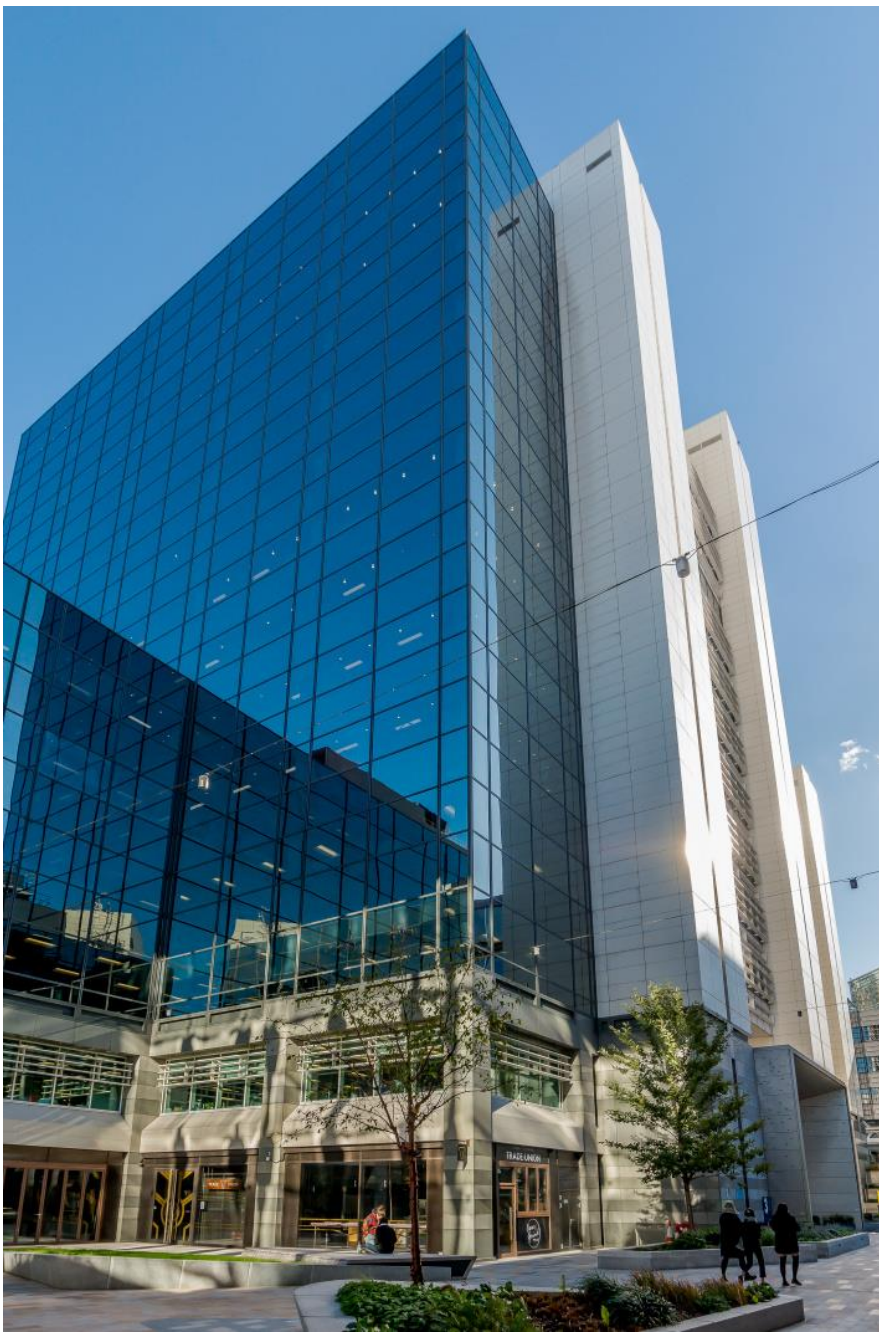
FLOOR	SQ FT	SQ M	STATUS
Part 10 <sup>th</sup>	2,574	239.7	Available



+44 (0) 20 3713 1950

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](http://www.commercialleasecode.co.uk)

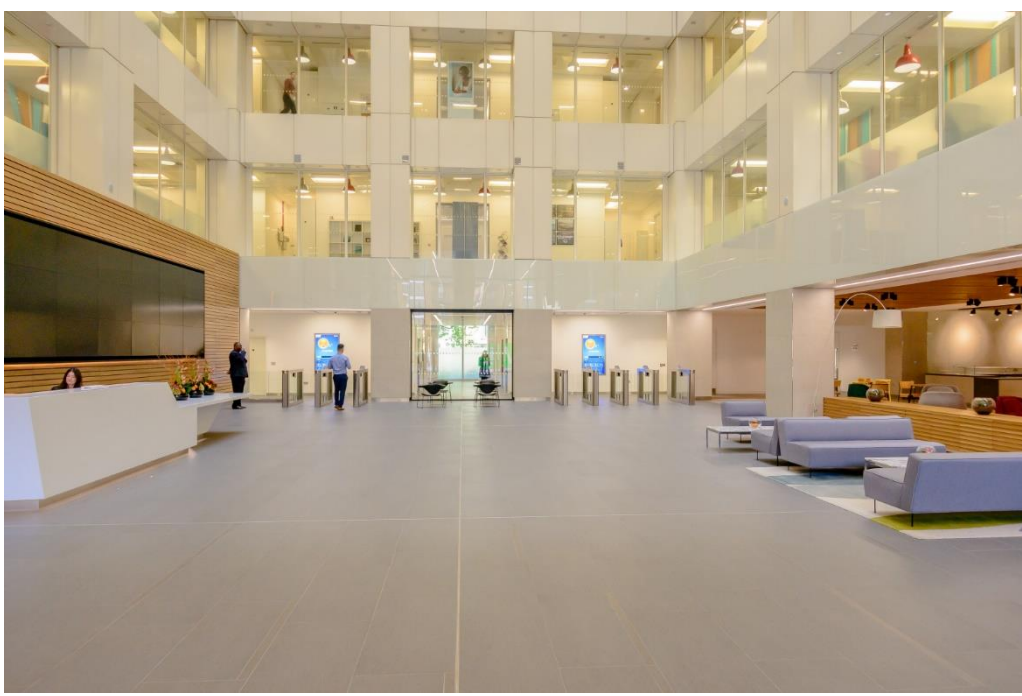
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