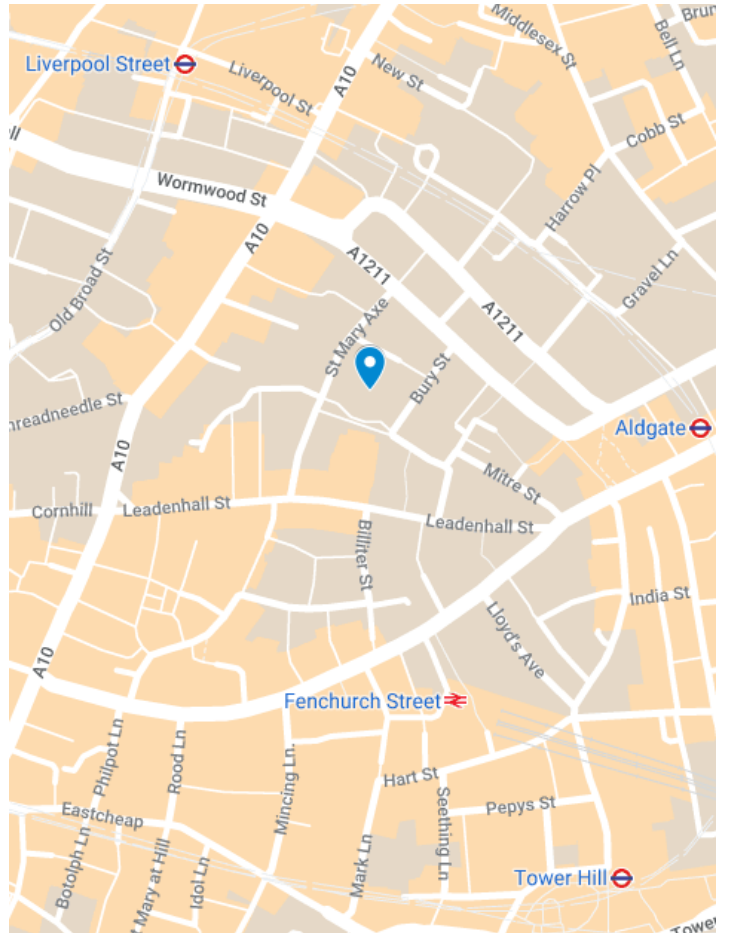


**Offices to Let**

*High Quality Plug and Play Offices in Iconic Building*

30 St Mary Axe, London, EC3 5,753 Sq ft

*Non-VAT Elected*



**Description**

The Part 12<sup>th</sup> floor of the internationally renowned 30 St Mary Axe within London’s Tower Cluster enjoys spectacular views.

It is offered fully fitted with nearly new desking, cabling, break out areas, and with a mix of open plan office areas and meeting rooms/private offices.

Also known as The Gherkin, the building offers a newly reimagined entrance hall, a first class arrival experience and high security.

**Location**

30 St Mary Axe is within the heart of EC3. This location attracts occupiers from the insurance, finance, professional, technology and media sectors.

Transport links are excellent with Liverpool Street, Bank, Fenchurch Street and Aldgate mainline and underground stations all within a few minute’s walk.

FLOOR	SQ FT	SQ M
Part 12th	5,753	c.534

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## Amenities

- Prime Grade A Space
- Plug and Play
- Four Pipe Fan Coil Air Conditioning
- Fully Accessible Raised Floors
- LED Lighting
- 2.75m Floor to Ceiling Height
- Re-imagined Main Entrance Hall
- Dual Power Supply
- 24 Hour Access and Security
- Bike Racks
- 16 x High Speed 21-person Passenger Lifts
- 2 x Goods Lifts
- Ground Floor Restaurants



### TERMS:

Sublease for a term until November 2026 outside the Landlord and Tenant (1954) Act.

### QUOTING RENT:

£62.50 psf (VAT is not payable on the rent)

### RATES:

c. £29.02

### S/C:

c. £15.84 psf

### VAT:

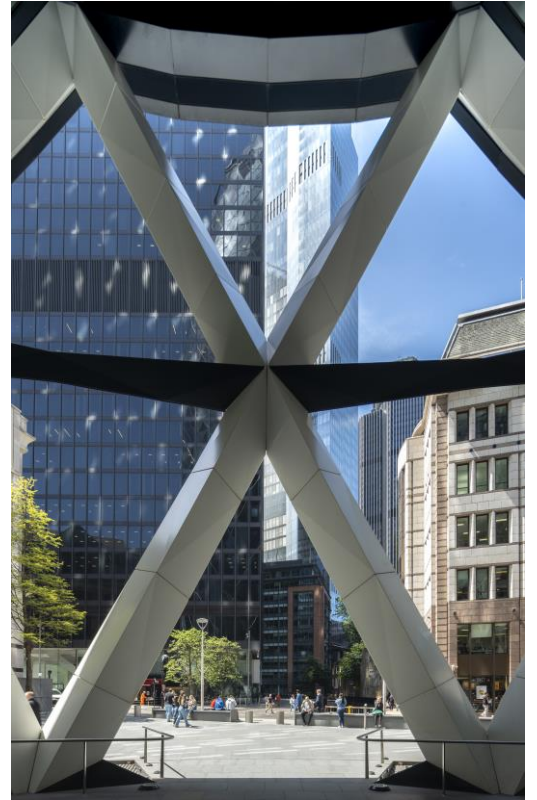
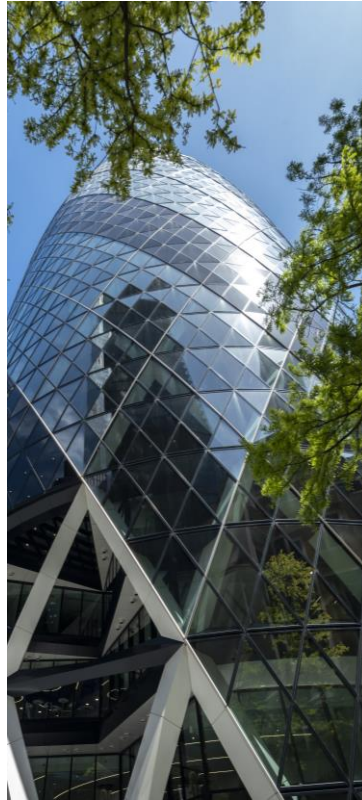
Building is not VAT elected.

### EPC:

B - 50

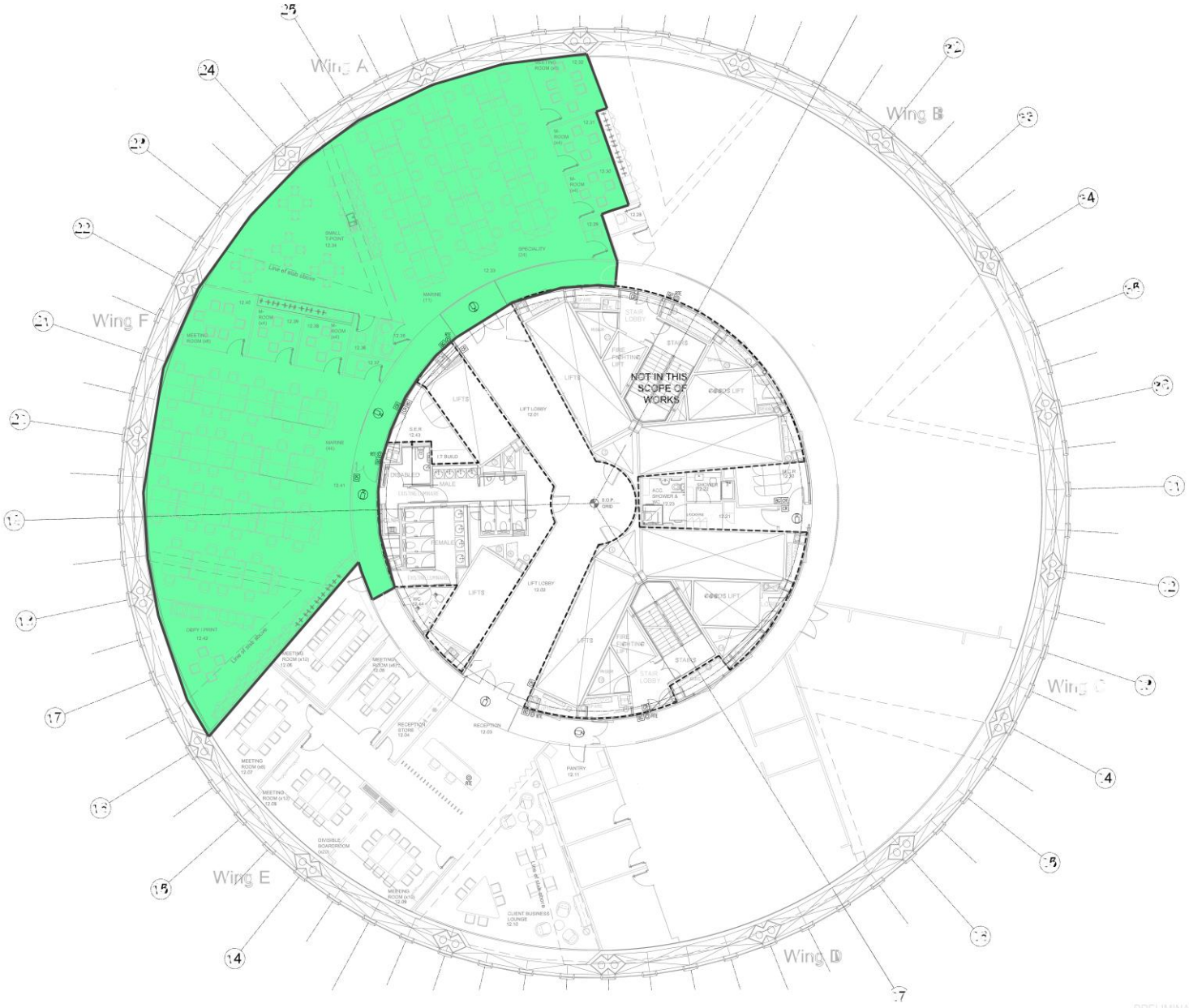






# Measured Floor Plan (Shaded in Green)

c.5,753\* sq ft 84 Workstations



PRELIMINAR

U:\4220 9\May 06\_129 Floor Sublet03 Drawings\03\_Sketch Draw\4220-03 SK110 P1.dwg

*\*Layout plan including furniture is indicative and whilst believed to be substantially accurate it is subject to final survey.*