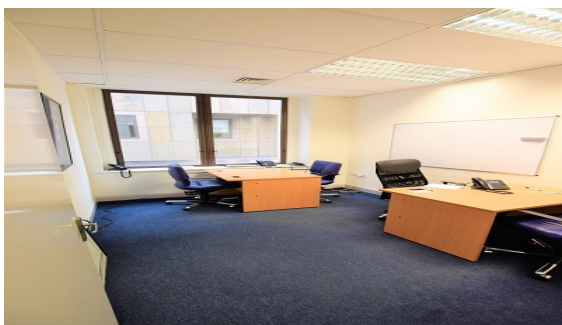




THE OFFICE

The 1st floor office space has 3 separate rooms, private meeting room, own reception area and a fully fitted kitchenette. The 2nd floor benefits from a fully open plan configuration. Furniture can be made available by separate arrangement.



AVAILABILITY & FLOOR PLANS

Available by way of an assignment to June 2021. Alternatively, the office is available by way of a sublease for a term by arrangement.

SPECIFICATION

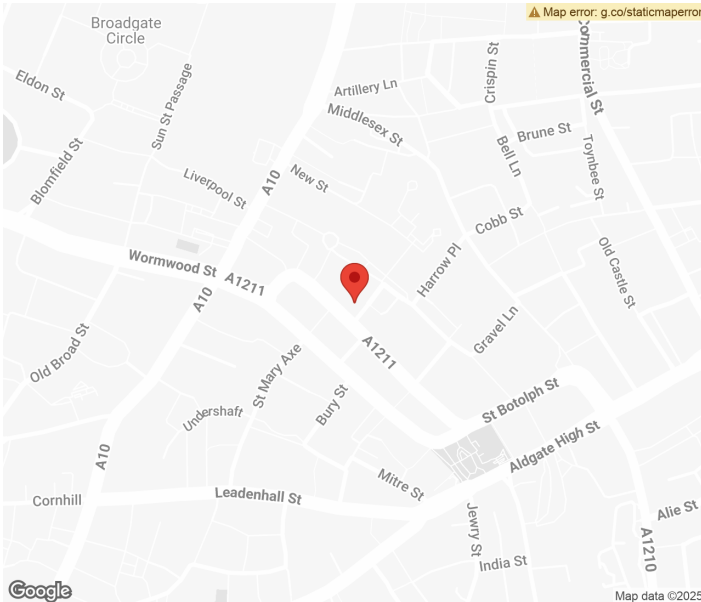
- Air Conditioning
- Perimeter Trunking
- Suspended Ceiling
- Good Natural Light
- Fitted Out
- Passenger Lift
- Fitted Kitchen
- Fibre Connectivity
- Video Entry Phone
- 24 Hour Access

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1st	91.7	987	£33	£9.50	£9	£50,830.50	LET
2nd	91.7	987	£33	£9.50	£9	£50,830.50	LET

LOCATION





The building is located on the north side of Houndsditch, in the heart of the Square Mile. The space has excellent access to transport links, with Liverpool Street station being only 4 minutes away.



COMMUNICATION

There are numerous mainline and underground stations available within walking distance.

WALKING TIMES From the building

	Liverpool Street	4 Minutes
	Aldgate	4 Minutes
	Fenchurch Street	7 Minutes
	Monument	10 Minutes

CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

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