

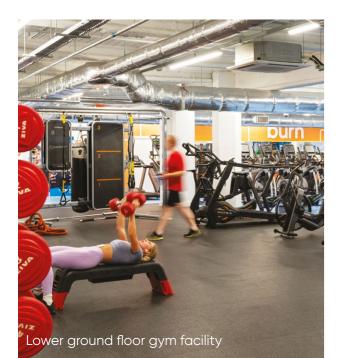




City office space in a landmark building

Positioned in a prime City location, with an on-site gym and café, 10 Lower Thames Street really does have it all.

The available office floor has been fully refurbished to provide light, bright efficient work space.





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Accommodation

Floor	Sq Ft	Sq M	Specification
1st (North)	11,630	1,081	Cat A+*
Ground (South)	8,343	775	Cat A+*
Total	19,973	1,856	

* Landlord can provide a bespoke fit-out, subject to final landlord consent.

Specification





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Gym facilities



Commissionaire & 24-hour security



EPC Rating A



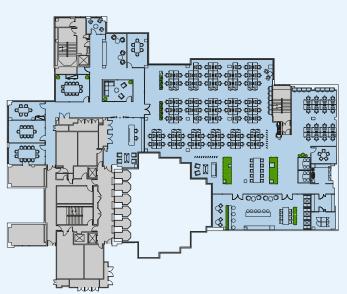
Car parking available (by separate arrangement)

Indicative Space Planning

1st Floor (North) Corporate Layout

11,630 sq ft / 1,080.5 sq m

Open plan desks	95
3 person meeting room	01
5 person meeting room	01
6 person meeting rooms	02
10 person meeting room	01
12 person meeting rooms	02
Reception	01
Total working positions	95



1st Floor (North) Creative Layout

11,630 sq ft / 1,080.5 sq m

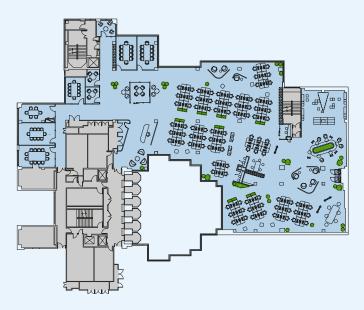
Open plan desks	90
4 person meeting room	01
6 person meeting room	01
8 person meeting rooms	03
12 person meeting rooms	01
Zoom rooms	04
Reception	01
Total working positions	90

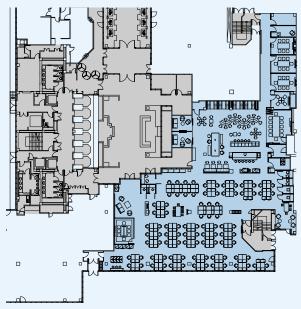
Ground (South) Indicative Layout

8,343 sq ft / 775.0 sq m

4 person meeting room	01
6 person meeting room	01
8 person meeting rooms	03
12 person meeting rooms	01
Zoom rooms	04
Reception	01
Total working positions	90

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For indicative purposes only, not to scale.

Located on the bank of the River Thames surrounded by a plethora of café's, bars and restaurants





Connections

The Building has excellent transport links from Monument, Cannon Street, Bank & London Bridge providing fast and frequent services across London and the south east.

QUEENVICTORIAST WILLIAM ST. FENCHURCH I BROOK MARK LN MINC BLOOMBERG FENCHURCH INC CANNON STREET QUEEN ST MONUMENT 5 CANNON ST. GREAT TOWER ST. $\ge \Theta$ Θ BRIDGE UPPER THAMES ST. LOWER THAMES ST LONDON BRIDO OUTHWARK RIVER THAMES RIVER THAMES LONDON BRIDGE TOOLEY ST. BOROUGH $\ge \Theta$



Viewing Strictly through joint sole letting agents.

Terms Upon application.

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LEADENHALL BUILDING

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SRAC

LEADENHALL ST





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GRESHAM ST.

POULTRY

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WELCOME TO BREWDOO OUTPOST TOWER HILL SMALL BATCH BEER

25 TAPSOF AWESOME CRAFT BEER

LOTHBURY

BANK OF

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BANK

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NEEDLE ST. ROYAL

CORNHILL

LOMBARD ST.

AND SA WEEKEND BEER TO TAK