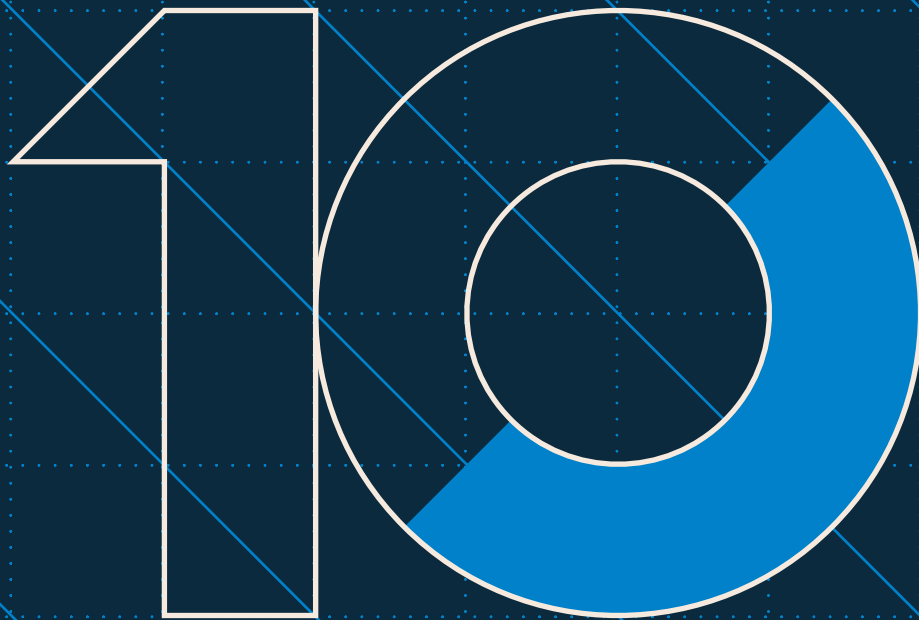


City Offices To Let
8,343 - 19,973 sq ft



10
Lower Thames
Street

—

London EC3



Fit-out CGI

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.



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



Refurbished reception, entrance & common parts



Ground floor café



Gym facilities



Commissionaire & 24-hour security



Fully accessible raised floors



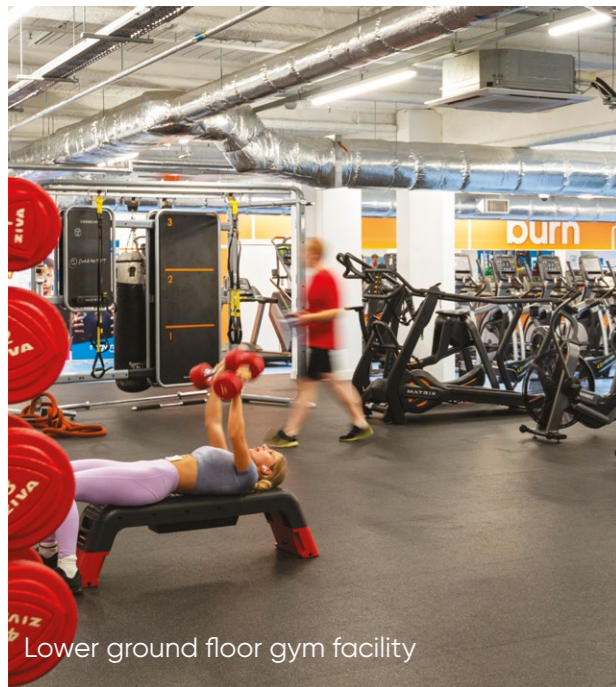
Bike racks & shower facilities



EPC Rating A



Car parking available (by separate arrangement)



Lower ground floor gym facility



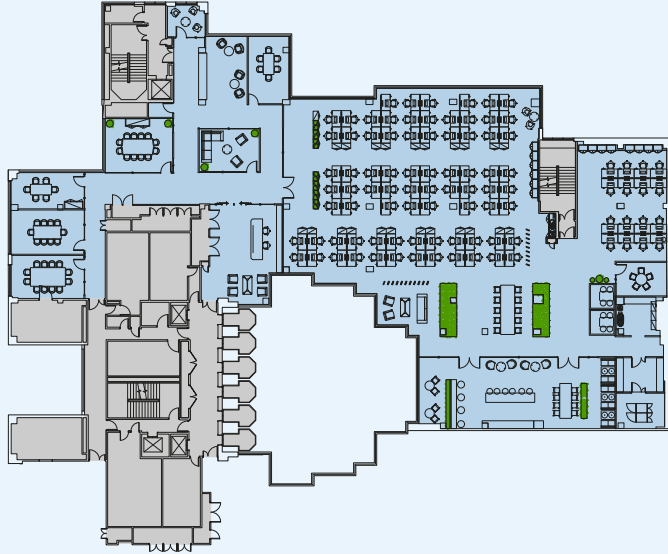
Fit-out CGI

Indicative Space Planning

1st Floor (North) Corporate Layout

11,630 sq ft / 1,080.5 sq m

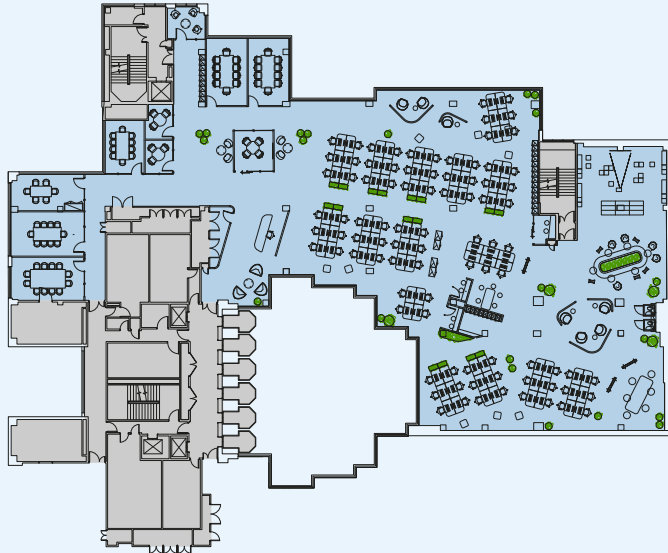
Open plan desks	95
3 person meeting room	01
5 person meeting room	01
6 person meeting rooms	02
10 person meeting room	01
12 person meeting rooms	02
Reception	01
Total working positions	95



1st Floor (North) Creative Layout

11,630 sq ft / 1,080.5 sq m

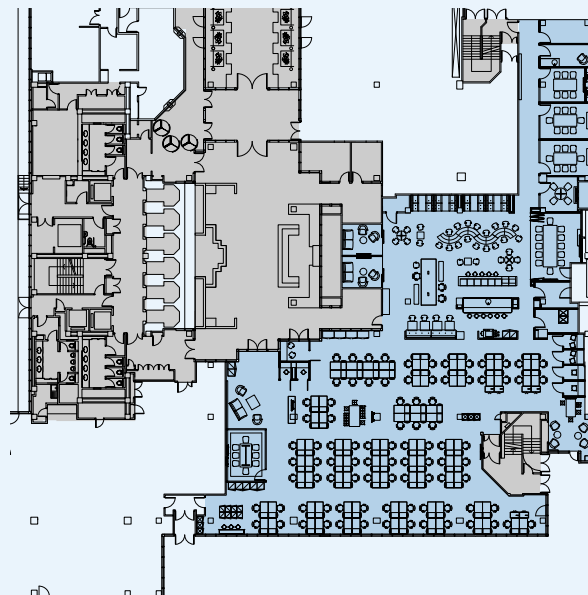
Open plan desks	90
4 person meeting room	01
6 person meeting room	01
8 person meeting rooms	03
12 person meeting rooms	01
Zoom rooms	04
Reception	01
Total working positions	90



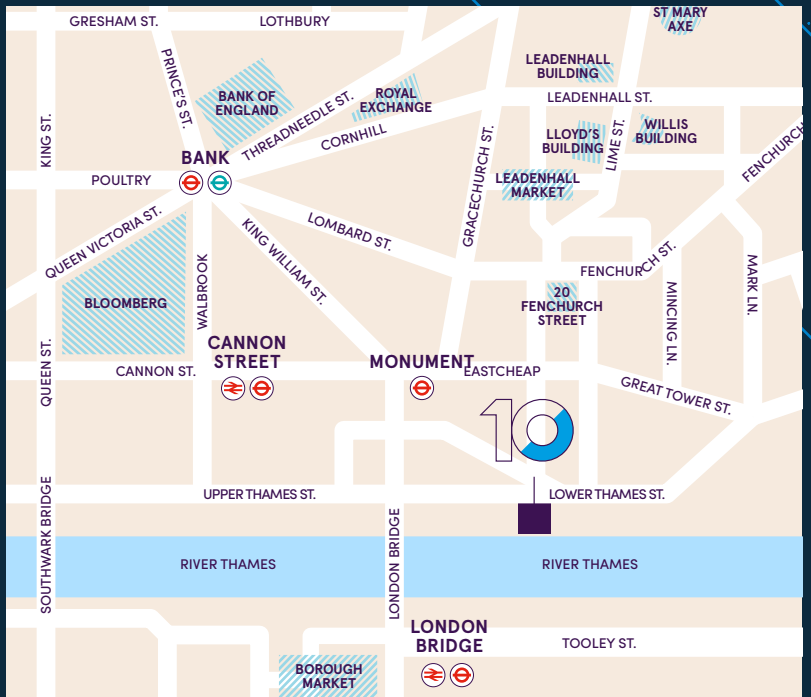
Ground (South) Indicative Layout

8,343 sq ft / 775.0 sq m

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



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.

MONUMENT

3 mins

CANNON STREET

5 mins

BANK

6 mins

LONDON BRIDGE

9 mins

Viewing

Strictly through joint sole letting agents.

Jonathan Beilin
07976 392 016
jb@newtonperkins.com

Harry Woods
07884 602 870
hw@newtonperkins.com

NEWTON PERKINS

Terms

Upon application.

Tom Fayers
07973 821 247
tom.fayers@cushwake.com

George Homer
07584 118 298
george.homer@cushwake.com

CUSHMAN & WAKEFIELD

Richard Williams
07385 662 009
rwilliams@shw.co.uk

Rachel Good
07740 449 381
rgood@shw.co.uk

SHW